DRAFT Minutes of 6 March 2019 Town of Clifton Planning Board Meeting

The meeting began at approximately 6:00 p.m. in the Town Office Building.  Present were Chairperson Eric Johns, Vice Chairperson David Cogdell, and members Vern Campbell and Bruce Jellison.

The Board discussed a draft of the Clifton Land Use Ordinance User Guide, a document written by Eric that is designed to facilitate navigating the Town's Land Use Ordinance (LUO).  As part of those discussions, Bruce raised a concern regarding the wording of Chapter 6.4.3.1.2 in the LUO itself pertaining to Intent to File letters. After discussing the issue, the Board decided to defer the matter until next month's meeting. In the meantime, Bruce and/or Eric will look at possible wording changes that might be placed on the upcoming June ballot.

Vern noted several minor editing corrections in the guide itself that should be fixed.  Eric will make the changes as appropriate.  Eric will also look into incorporating a checklist into the guide specifically pertaining to residential permitting.

The Board was provided with a copy of a 1 March 2019 letter from SWEB Development, subject "Silver Maple Wind Energy Project - Additional Information supporting Letter of Intent to File" that references their Letter of Intent dated February 24, 2019,  The letter states in essence that the SWEB Development project will be located in an area designated as Growth Management Area (GMA) 3 which they understand allows for large wind energy development.  Since the 24 February 2019 Letter of Intent has not been received, the Board took no action on this matter at the meeting.

The Board was provided with an informational copy of "Finding of Facts and Work Sheet for John Williams" prepared by the Town's Code Enforcement Officer (CEO) that discusses a facility to be used for blueberry processing adjacent to Route 9.  Based upon an analysis discussed in the document, the CEO will issue an amended permit for this facility. No Board action was required.

The Board approved by unanimous votes the following meeting minutes as written (upon motions/seconds by various members for each date).

February 2018

June 2018

November 2018

December 2018 (Bruce abstained due to his late arrival at this meeting)

February 2019

(Note:  There was no March 2018 meeting and no substantive PB business discussed at the January 2019 meeting so no minutes exist for these two dates.)

The Board briefly discussed the status of updating the Comprehensive Plan

The meeting adjourned at approximately 7:30 p.m. (motion by Vern/Bruce, 4/0)

Minutes prepared by David Cogdell