MINUTES
ROWE PLANNING BOARD
NOVEMBER 2, 2006

Called to Order: 7:03 p.m.
Attendance: Board Members: David Roberson, Ann Foshay, Mitchell Soviecke, with Jody Brown joining the meeting at 7:40 p.m.

ACTION: There was discussion concerning whether Becky Bradley would continue as secretary of the Planning Board. As the general
consensus was that she would not, David nominated Mitchell to be the new secretary. The motion was seconded by Ann. The vote was unanimous. Mitch stated that he would take this position over until the issue was finally clarified with Becky.

2. The board discussed the Goal Post article requesting a person to type the new zoning bylaws. It was decided that a more detailed article be published and that someone speak to Ellen Babcock concerning the bidding and contracting requirements for this job. Mitch volunteered to do this and update the board at the December meeting.

3. The board discussed the draft of the towns "Community Development Strategy" written by the Community Development Grant Committee. David expressed concerns about the "sustainable development principles" and other language in the document. David made a motion that the board compose a letter outlining these concerns to be presented to the "grant committee" before the public hearing on this document. Mitch seconded. The vote was unanimous.

4. Jody volunteered to speak to Margaret Woodside concerning a mailing sent out in the Goal Post.

5. David reviewed the town attorneys opinion regarding the "pre existing-nonconforming use" bylaw as it related to building lots not meeting current zoning bylaws. It was decided to invite building inspector Bill Foster to review the boards research concerning non-conforming lots.

6. The board discussed the concept of "short term rentals" as presented by Kris Swenson. Kris plans to rent properties in Rowe on a "short term" basis. The board reviewed Article 5, Section 2B VII d and considered these rentals to be a "Tourist Home", thus requiring a special permit. Ann Foshay noted that the special permit process was lengthy and complicated and that Rowe should have a different procedure to cover such situations.
David made a motion that the board consider these rentals as a "Tourist Home" thus requiring a special permit under Article 5, Section 2B VII d. Jody seconded. The motion was carried unanimously with the exception of Ann Foshay with Ann Foshay ~~abstaining~~ who recused herself from the vote. Mitch will call Kris Swenson and inform her of the boards decision.

The meeting was adjourned at 9:35 p.m.

David Roberson
Rebecca P. Bradley
Joann Brown
Angela Fraley Foshay
Mitchell Soviecke