MINUTES
ROWE PLANNING BOARD
JANUARY 4, 2007

CALLED TO ORDER: 7:00 p.m.
ATTENDANCE: BOARD MEMBERS: David Roberson, Ann Foshay, Jody Brown, Becky Bradley and Mitch Soviecke

CITIZENS: Bill Foster, Ron Gordon, and Rosie Gordon]

Action 1. The board discussed non-conforming pre exisiting building lots with building inspector Bill Foster. David reviewed Mass General Law Chapter 41A Section 6. This law appears to state that such a lot is "grand-fathered in" if it is not held in common ownership before the zoning bylaws changed. If the lot in question was held in common ownership before the by-law changed, it is exempt for a period of five years. Mr. Foster agreed to have a form filled out and presented to the planning board to be reviewed for conformance as a legal building lot before any permits are granted.

Mr. Foster also agreed to help the planning board review the proposed new zoning by-laws.

Action 2: There was a discussion concerning a letter sent to the planning board by Eric and Michell Pike dated Nov 29,06 concerning their buildings at 14 Potter Rd. It was noted at this time there are two homes on one lot. Mr. Foster stated that Mr. and Mrs. Pike had previously agreed to move the original home or tear it down once their new home was completed. Their letter, however, states that they now plan to convert the building to a storage unit or have it moved. As the property is now for sale, the planning board agreed to invite the Pikes to attend the next meeting to clarify this matter. Mr Foster also agreed to attend. Mitch is to call the Pikes and ask them to attend.

Action 3: The board held a public hearing concerning a special permit application presented by Kris Swenson for a "tourist home" on Zoar Road. Becky Bradley recused herself from this issue.

It was noted that there were no objections from the abutters or others. David reviewed the bylaw concerning community impact and the board concluded that there appeared to be no adverse impacts and that there may be a community need for such a facility.

Kris stated that she planned to have under ten people renting at any given time and that families would be the most likely renters. David suggested that this type of permit should be renewed along with a building inspection every five years.

David asked Anne to recuse herself from the vote.

David made a motion to grant this special permit on the condition that it be renewed every five years along with an inspection by the building inspector. Mitch seconded..the vote was unanimous.

Action 4: The board held a public hearing on a special permit application presented by James Williams for a "tourist home" on Middletown Hill Road. As there were no objections from abutters or other citizens, the board decided to grant this permit under the same conditions stipulated for the Swenson property. The permit must be reviewed every five years and an inspection made by the building inspector.

David made a motion to grant this permit. Mitch seconded..the vote was unanimous.

Action 5: Becky made a motion to approve the meeting minutes from the Dec 7 06 meeting. David seconded...the vote was unanimous.

Action 6: Ann reported that she had attended the budget hearing and that all budgets will be updated each year.

Action 7: The next meeting was scheduled for Jan 18th.

Meeting adjourned at 9:15 p.m.

Mitchell Sorice

approved - 3/7/07

Angela Fraley Foshay

Joann (Jodi) Brown

Rebecca P. Bradley

David A. Rhum, Chairman