

Carmel Planning Board Meeting Minutes

July 11, 2022

Chair Paul (Jake) Morgan called the Planning Board to order at 5:30 p.m.

Members Present: Paul (Jake) Morgan, Gene Clavette, Donald Kneeland, Zack Russell, James Stanhope and Jessica Meek, and CEO Kevin Howell

Guests: Shep Sheppard of Plisga & Day, Herb Sargent of JGS Estate, Shane Sargent, Isaac Raymond, Mike Hodgins of Eaton & Peabody

Minutes: Minutes of May 16, 2022 were approved as written. Gene/Don, 3/0
Minutes of May 16, 2022 were approved as written. Troy/Jim, 4/0

Agenda Addition: Jim Stanhope made a motion to put Isaac Raymond on the agenda after the Sargents. Zach Russell seconded. 5/0

Shane & Herb Sargent – Amendment to Subdivision Application – Map 3 Lot 5: Code Enforcement Officer Kevin Howell said more information has come up after researching the Sargent application, and they were here to request amendments to their application.

Surveyor Shep Sheppard explained they have a situation where they have to correct the way the parcels in the subdivision were conveyed. Mr. Sheppard presented new drawings for the subdivision and asked the Board to consider a list of waiver requests related to the application. After discussion between the Board members, Kevin and Mr. Sheppard, the Board had no objections to using the new mylar plans for the application.

Isaac Raymond: Isaac Raymond presented a preliminary sketch for a subdivision he would like to create. Gene Clavette made a motion to approve Isaac Raymond moving forward with the application process. Troy Garland seconded. 5/0

Land Use/Zoning Ordinance Update: Kevin Howell, Attorney Mike Hodgins and the Board went over the proposed draft of the Land Use/Zoning Ordinance. Jim Stanhope made a motion to accept it as the final draft and to set Thursday July 28, 2022 at 6:30 p.m. at the grange hall as the date for the public hearing on the ordinance. Gene Clavette seconded. 5/0

Adjournment: Chair declared meeting adjourned at 6:35 p.m.

Respectfully Submitted,

Gene Clavette & Coreen Sylvester