

***Proposed - Amendments to the section on Joint Meeting of the EPB and ECC
in the Easton Planning Board Minutes for Dec. 4, 2014***

Meeting of the Planning Board and Conservation Commission

- The Planning Board and Conservation Commission met to discuss possible changes to the Easton Zoning Ordinances.
- Jim Collier presented samples of water protection sections of Zoning Ordinances from the towns of Lebanon and Merrimack to compare to our Zoning Ordinances.
- Roy Stever explained the background that brought the ECC and the EPB to this point, stating that the DES may nominate the Ham Branch without the inclusion of the Shoreland Water Quality Protection Act (SWQPA), and suggesting that Easton's hand would be strengthened if we modify our ordinances so they better "square-up" with the SWQPA.
- Possible modifications to the Easton Zoning Ordinances suggested by Kris Pastoriza were re-distributed, addressing similar protection issues covered in the ordinances from the other towns. These were a starting point and had been previously sent to the EPB Chair at his request, but they had not been distributed to the EPB members.
- Roy explained that the ECC focus is to strengthen the buffer provisions of the water quality ordinances, and impose restrictions on the use of pesticides and herbicides.
- There was lengthy discussion between the EPB, the ECC and the attending public. Among the topics discussed were:
 - Too stringent regulations might serve to lower property values and affect the tax rate.
 - Is it prudent to scrap ordinances that the town recently paid the North Country Council considerable money to craft, and the town adopted?
 - We should seek a balance between optimum protection and what's achievable.
 - In answer to concern over undue hardship, people were reminded that property owners can seek relief from the ZBA.
 - It was generally agreed that there is sufficient structure within the Town Ordinances to craft the needed amendments.
- Roy Stever told the group that the ECC will meet next week and forward recommendations to the Planning Board regarding herbicides, pesticides, and buffers.
- Jim Collier brought this meeting to a conclusion by stating that "at this time, the Planning Board is not in a position to act".
- Motion was made, seconded and passed unanimously by Planning Board members to take up this matter at the next Planning Board meeting, January 8. This would allow enough time for the PB to notice and hold the public hearing needed for any Ordinance amendments.
- Jim Collier made a motion to close the joint meeting of the Planning Board and Conservation Commission at 8:45 p.m. Gary Harwood seconded the motion. All were in favor.
- Gary Harwood made a motion to close the Planning Board meeting at 9:15 p.m. Phil Reeder seconded the motion. All were in favor

Respectfully submitted,

Toni Woodruff, Secretary

Note above correction. The original Draft Minutes mistakenly say Debbie Stever was secretary.