

12/10/2025 Planning board meeting  
Attendees: Richard, Greg, Tim, Gary, Kim, Swan  
Absent: Molly

From community: Dudleyville Road residents (Ruth, Carole, Rich, Matthew, Heather)

#### Discussions

##### Site plan review:

1. Change the bylaw
2. Capture the site plan criteria as a regulations document

Changes are relatively straightforward

Essentially - bylaw has regulations that we want to keep, but not have in bylaw;

Do we need an application form for site plan or are we just working on the review process as regulations? What are the state requirements? Are the triggers for site plan review identified elsewhere?

##### Suggestion:

An application for a site plan review shall be accompanied by a Site Plan in accordance with the criteria specified below.

1. Gather draft changes for all our items and vote on it during today's meeting
2. Keep them available with the town clerk
3. Write the notice with description of general changes, time and place; reference to town clerk for full text
4. For actual public hearing anyone can bring changes

Motion to hold hearings about bylaw changes on 1/14/2026 7pm. Unanimous.

What about the attorney general review of the last year's bylaw changes? Kim emailed Lisa on 12/10; waiting for response.

Tree Removal on Dudleyville Road as part of approved drainage project  
Matt - Tree Warden and Superintendent of Highway Division

Originally, road design wasn't specific about the true scope of trees to be removed; that recommended number from Tree Warden is 18 trees over 10dbh. Matt says these trees will become a safety hazard with root injury, and these trees are right where the drainage will go.

Discussion - how does the scenic road protection bylaw 4600 relate to the issue?

Criteria for evaluation: Safety, scenic, historic, preservation of natural environment

- This is a Town-approved project under a spending deadline, which already addressed the criteria for scenic roadways
- Tree removal is approved by the Tree Warden, and the Tree Warden can decide later not to remove some of the approved trees
- Considering criteria, the impact seems modest and benefits the gravel road and public safety, scenic view, preservation by preventing washouts

Motion to authorize the Tree Warden to remove the trees presented in accordance with the zoning bylaw for the Dudleyville Road Project. Unanimous.

ADU by right discussion of updated language suggestions

3900 ADU: Move definitions from article 6 to new section at end; Administration of things like permits, fees, adu's short term rentals; - is there an existing way to regulate these? 2246 rental single room; not PB job

Move to hold bylaw hearing on 1/14/2026 as presented language. Unanimous.

Richard nominating self as floodplain manager; approved unanimous

Move to adjourn 8:50pm

ID #	Approximate Station	Over 10"	Species	Ludlow To Remove Over 24"
1	15+50	N	Hemlock	
	16+00	N	Maple	
	16+25	N	Ash	
	17+00	Y	Maple	
	19+50	N	Maple	
2	20+00	N	Maple	
	20+25	Y	Maple	
3	20+60	Y	Unk	
4	21+00	Y	Unk	
5	21+50	Y	Cluster (3)	
6	23+75	Y	Beech	
7	24+00	Y	Maple	
	24+00	N	Unk	
	24+25	N	Unk	
	24+50	Y	Black Birch	
8	25+00	Y	Maple	
	25+05	N	Hemlock	
	25+25	N	Hemlock	
10	27+00	Y	White Pine	YES
11	27+25	Y	Red Oak	YES
12	27+80	Y	Unk	
13	28+50	Y	Hemlock	
14	28+75	Y	Hemlock	
	29+00	Y	Hemlock	
	29+25	N	Hemlock	
	29+50	N	Hemlock	
	29+75	N	Hemlock	
16	30+50	Y	Hemlock	
17	30+55	Y	Hemlock	YES
18	30+75	Y	Hemlock	YES