

# TOWN OF FITZWILLIAM

## PLANNING BOARD

### Working Session Notes

February 21, 2023

**Planning Board Present:** Suzanne Gray, Chair; Paul Haynes, Vice Chair; Barbara Young; Ed Goodell; Kevin Woolley, Alternate; and Martin Nolan, Selectmen's Representative.

**Planning Board Absent:** Robin Peard Blais, Secretary; and Tom Rothermel.

**Staff Present:** Lori Nolan, Land Use Coordinator.

**Guest Present:**

Chair Suzanne Gray called the working session to order at 7:00pm.

#### Master Plan – Review of Goals and Strategies

Gray gave a brief explanation of how the Steering Committee got to this point. All chapters of the Master Plan have been drafted and the goals and strategies have been compiled into an implementation matrix.

Feedback received included:

- Remove all references to Fitzwilliam Inn. The Town of Fitzwilliam will not be considering acquisition of the property. If included, it should go in the appendix of suggestions brought forward in the forum/survey of what we heard, but not to be included in the Goals.
- Installation of historic plaques along Rail Trail.
- For Rail Trail Goals, include the SnoMoles and Horseback Riders as part of the sub-committee and for assistance and coordinating efforts. The Conservation Commission has worked with these groups in the past on upgrades to the Rail Trail.
- In the Community Facilities section, The Board asking if there consideration about bringing back the Swap Shop? Was this in the surveys or forum?
- There was a lengthy discussion around the need for better communication about Emergency Shelters.
- In general, if a Goal includes investment in town facilities (for example, the Public Safety Building), the strategy should include presenting the project explanation and costs to the CIP (Capital Improvement Program) Committee.
- Review workforce housing overlay district

#### Short-Term Rentals – Ordinance discussion

The Planning Board discussed how there are no regulations around short-term rentals, but they recognized the need. They asked the LUC to put together a draft ordinance with attention to health and safety.

#### Enforcement:

Martin Nolan updated the Planning Board about his brief visit with a Turnkey representative. M. Nolan indicated that Turnkey was very receptive. They will be taking down the unpermitted structure soon and the piles of debris will be ground up and then disposed of. As for noise, they have disabled the back-up alarms on the yard vehicles. The Planning Board had concerns about that as the Planning Board did not request that and it is a safety issue. M. Nolan also requested that Turnkey contact the LUC to assist with the Alteration of Terrain permit.

With no further business to discuss, the meeting was adjourned at 8:50 pm.

Respectfully Submitted,  
Lori Nolan  
Land Use Coordinator