



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

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FINAL Planning Board Minutes

Wednesday, April 8, 2015

7:00pm @ Community Development Department

Board Members:

Alan Carpenter	Chairman	Present	Joel Desilets	Selectman	Arrived 7:05pm
Paul Gosselin	Vice Chair	Present	Ross Mcloud	Selectman/Alternate	Excused
Kristi St. Laurent	Member	Arrived 7:34pm	Kathleen Difruscia	Alternate	Excused
Ruth-Ellen Post	Member	Present	David Oliver	Alternate	Excused
Margaret Crisler	Member	Present			
Dan Guttman	Member	Arrived 7:53pm			

Staff:

Elizabeth Wood, Community Planner
Suzanne Whiteford, Minute Taker

Chair Carpenter called the meeting to order at 7:00 pm, followed by the Pledge of Allegiance, member attendance. Announced Ross McCloud was appointed as the Selectman Alternate, and Joel Desilets remains Selectman

Rules of Procedure Amendments

Motion made by Ms. Post to post the following amendments to the 'Rules of Procedure' for public hearing April 29, 2015:

- 1.4: Unstrike
- 2.7: remove the word *initial* from the second sentence. Change the word *ex-official* to *ex-officio*
- 3.3: remove the last 2 sentences
- 4.2: change the word *posed* to *posted*
- 5.2: addition to the last sentence to read: *Abstaining from a vote is discouraged, unless the issue pertains to business which took place when the member was absent, in which case that member is encouraged to recues himself so that an alternate may be seated.*
- 6.5: amend to read: *A member may not visit the applicant's property at an applicant's invitation without prior notice to the Planning Board and such action shall be regarded as inappropriate conduct.*
- 7.3: approve strike out, amend the first sentence to read: *Separate minutes shall be kept of all joint meetings by the Planning Board or its' designee.*

- 7.6: amend to read: A joint meeting *may* be requested in writing by the applicant at the time of application submission and *shall* be suggested by Community Development Department Staff to the Chairman of the respective Boards. (last sentence removed)

Second Ms. Crisler

Vote 6-0-0 Motion carried

Subdivision Regulations

Input from Wayne Morris, Chair of Conservation Commission provided input to Board discussion. Mr. Morris concerned that he (and conservation commission) was not provided with the most current subdivision regulation.

Motion made by Mr. Gosselin to post the following amendments to the ‘Subdivision Regulations’ for public hearing April 29, 2015:

- Section 200: AUTHORITY, VALIDITY, CONFLICTING PROVISIONS, APPROVAL, AND WAIVERS
- 204: the last sentence should read: The exception to this are subdivisions involving commercial condominiums which may be done administratively by staff as detailed in Section 405.1, *provided* that no Site Plan is required.
- Section 300, Cul-de-sac definition, change to: *A street that is designed to connect to another street only at one end and includes closed loop roads.*
- 404.6: change *Town Engineer* to *Town’s engineer*
- 405.2: addition of: *d. no change of use*
- 601.39 stands as is
- 601.39.1: stands as is
- 601.39.3: stands as is
- 602.1.7: delete in its entirety
- 602.1.8: delete in its entirety
- 602.1.9: stands as is
- 602.2.2.1 tabled, not for hearing
- 602.2.2.2 tabled, not for hearing
- 602.2.4: uphold the strike out, amend i: The road is classified a residential 1 or Residential 2 road and ii: stands as written with the addition of *and* between ii and iii, iv stands as is
- 602.2.5.6: stands as is
- 602.2.5.8: stands as is
- 610: amended to read: Closed drainage is the standard roadway drainage requirement. The Planning Board may consider open drainage provided the applicant can demonstrate that there are environmental benefits or protections provided by the application of an open drainage system. i. add *or* between i and ii, iii moved into beginning paragraph.
- 901.24: Begin sentence with: *Until prior acceptance to the Town*, remainder without amendment.
- Alternate cross-section for construction of streets Figure I-A, see Elizabeth’s sketch for Wayne’s input drawn on sketch

Minutes reviewed and amended for March 18, 2015

Motion to accept amended minutes by Ms. Crisler

Second Mr. Guttman
Vote 7-0-0, motion carries

Minutes reviewed and amended for March 25, 2015
Motion to accept amended minutes by Ms. Crisler
Second Mr. Desilets
Vote 7-0-0, motion carries

10:15 Motion by Ms. Crisler to adjourn
Second Mr. Desilets, vote 7-0-0
Meeting adjourned