

PLANNING BOARD

December 16, 2021

MEMORIAL BUILDING

7:00 P.M.

The following are to be considered draft minutes until approved by the Board.

Planning Board Members Present: Tim Bray, Chairman; Mike Howard, Darrin Patten, Dan Saulnier, Peter Keene and Ken Jacques. Absent: Ex-Officio Amy Lewis and Bryan O'Day.

Others present: Zoning Coordinator, Whit Smith, Sarah Piedmont and Alex UVLSPC Rep

Tim Bray called the meeting to order.

Minutes of November 18, 2021 Tim moved to approve the minutes as written, seconded by Dan and unanimously approved.

Tim asked Dan to step up to be a voting member due to Bryan being absent. Dan agreed.

Sarah Piedmont: Consultation re: Proposed Second Dwelling

Sarah presented to the Board that she wishes to build a 1 bedroom 1 bathroom dwelling in addition to the current structure. The new dwelling will be 20'x24' and will be more than 75' from all property lines. The current well will service both structures. She hired F. Bruce Fillmore Jr. to visit the site and give a determination as to whether the lot could support two structures. Bruce shared with Sarah that the "old riding ring" would be an ideal location for the new septic because of the ground material.

Board reviewed report from F. Bruce Fillmore Jr. Designer of Subsurface Disposal Systems. Report stated that the lot 7.27 acres exceeds the 1.5-acre minimum size per unit and the suitable soils exceed the minimum requirement for the "Natural Factors Multiplier Table in Article 3.13 of the Town Zoning Ordinance. Map 2 of report shows Group 3 Soil Type and calculations.

Discussion moved to determine if the Board was setting a precedent in accepting a determination from a Septic Designer rather than a Soils Scientist in determining the condition of slopes and soils on a lot. Dan shared that a Septic Designer must take a pass a 2-part state exam and he felt that the report provided by Mr. Fillmore showed he was knowledgeable in the requirements of slopes and soils. Darrin pointed out the amount of info included in the report showed this as well. The Board agreed.

The question of whether a template of what the Board would like to see when this type of situation comes before the Board in the future. Whit brought up that going forward that would make it easier for him to assist applicants, also a list of individuals who fit the qualifications available for applicants to consult with.

Board determined with the information presented to them that the lot is able to support two dwellings.

Sarah asked for confirmation that she did not need a permit to demolish a portion of the current structure. The Board agreed and also reminded her that a Zoning Permit would be needed for construction of the 10x10 entry on the current structure as well as for the new dwelling.

Dan questioned if the Board was moving forward with the Master Plan and the Survey sent out to the Town residents. Board agreed to hold a work session after the Noise Ordinance is completed. Peter reached out to Kevin during the meeting to forward the survey material to the Board of which he agreed to do. Review and Revise the MP only in areas where that are needed by the responses received by the Town residents, the Board and Alex all agreed to this and to keep the meeting short and to the point.

Discussion returned to whether something should be given to an applicant when a determination is made, ie. Lot is suitable for supporting two dwellings. Darrin voiced his concern that the Select Board rep should be present to hear the determination. They would then be able to issue a Zoning Permit or not based on the PB determination.

Draft Noise Ordinance: Discussion as to the time of day and how it has an impact on acceptable noise levels. Day vs Night Discussion of including noise in a business site plan and if the business sells the new owner would be required to revisit the PB to receive a reapproval or updated approval if changes occur.

Once Board is happy with the Ordinance, they expect to offer commercial business owners the opportunity to discuss the Ordinance and have some give and take so that it is fair for all involved.

The meeting adjourned at 8:50 p.m.

Submitted by,

Tamara Butcher,
Administrative Assistant