

PLANNING BOARD

OCTOBER 16, 2014

MEMORIAL BUILDING

7:00 P.M.

These minutes are to be considered draft minutes, only until approved by the board at their next meeting.

Members Present: Darrin Patten, Kevin Lee, Peter Keene, Michael Howard, Bryan O' Day, Ken Jacques, and Don Hill

Others Present: Susan and Mike Chiarella, Georg McCusker, Cynthia Bruss, Mike McCrory, Kathy Dykeman, and Susan Blanchard

Approval of September minutes: Bryan makes a motion to accept minutes, second by Mike, all in favor and unanimously approved

Consult for Susan Blanchard: Susan addresses the board and explains she has 5 acres on Four Corners wanting to subdivide. She said she lives in a little 500 sq. ft. cabin. Kevin explains to her that the Zoning Ordinance does talk about minimum lot sizes but there is a multiplier. He recommends getting a surveyor to check to see if the five acres meets all requirements to do a subdivision. He explains there is also a way to do two dwellings on one lot if the lot meets requirements as well. She will need to have state approved septic design but not necessarily build one. With a subdivision the board explains you need the 200' of road frontage. The road frontage is not necessary for two dwellings on one lot. Susan asks the board about cluster development. Darrin states that won't work on a 5 acre lot. Mike Chiarella encourages her to look at the deed and title for specific wording before she does anything.

Article X Zoning Amendment Discussion: The first proposed change was under section B. Permits changing the wording to Building/Zoning permits. The board discussed this and felt that if it were to be called Zoning Permits it would be too confusing. The same wording would be used in Section C. Issuing Building/Zoning Permits. There was motion made by Mike to change the wording, second by Ken and all in favor.

Mike McCrory -Wetlands Ordinance Amendment: Mike hands out the proposed changes to the amendment for the board to look at. Section 4.10 and 4.11 was discussed regarding vernal pools and Boundaries. There was discussion around using the map as just a guide.

Mike stated that he feels there were redundancies in section 4.12 regarding Buffers and that the language can be cleaned up. The board discussed having a 50' buffer around all natural occurring wetlands. Mike Howard expressed that he didn't feel that Rick was focused on wetlands under 10,000 square feet. Darrin feels that there are certain wetlands that don't need all that much protection. There was discussion of fine tuning buffers for certain types of wetlands. Mike suggests setting a buffer for all wetlands with no size limit but apply to each individual case as they come along. Mike Howard feels that a 100' buffer to an undesignated wetland is too much. Darrin and Bryan gave scenarios of fields with wet spots in them, and if they were in the woods they would be considered wetlands. Mike Howard feels that that particular spot could be a spot for a protected species of some sort.

Kevin reads the definition of wetlands and states they have to be careful where they draw the line on buffers around wetlands. Darrin feels the more buffers we have on undesignated wetlands will start costing landowners/ potential buyers more money. There was lots of discussion around buffering wetlands, and the amount of land it will take was a concern. Mike McCrory states he is trying to keep ZBA involved especially when discussing Conditional use permits.

Mike Reviewed the rest of the proposed wording changes to the ordinance. Don states the wording needs to be legally defensible and semi-straight forward to regulate.

The board agreed that they would like time to review all the proposed changes and discuss at the next meeting.

Misc. Business: Don brings up a scenario regarding a building permit by a landowner who challenged the town stating he doesn't need one because of his criteria nowhere in the ordinance does it say he needs one. Mike Howard inquires on how long is a septic design good for if you don't use it.

Meeting adjourned @ 9:05

Minutes submitted by:

Susan Abair