

Present: Judith Pratt, Chairman; Edwin Rowehl, ex officio; David Essex; Rod Zwirner.

The Chairman opened the meeting at 7:30 P.M. and directed the Board's attention to page 37 of the Proposed Site Plan Review and pointed out an error which was made inadvertently as it applies to the waiver clause. She pointed out that this clause should apply to both sections 5 and 6. The Board was in agreement.

The Chair opened the public hearing on the Site Plan review and the list of definitions to be added to the Subdivision Regulations. The Board was directed to enact a Site Plan Review Regulation by vote of Town Meeting both in 1975 and 1989. She asked for input from the Board. Ed Rowehl raised the question of Site Plan Review for a Home Based Business. The Chair commented that it was addressed under Change of Use. She said that it was already addressed under the Building Permit process. It was established that any use for a home based business should be addressed under the Minor Site Plan regulations of the Site Plan Review. These permits will have to be reviewed by the Board before a building permit is issued. Building Inspector, Arthur Stenberg, who was present asked what the Board would expect from him as input. It was suggested by the Chair that a special procedure for home based businesses be established. Stenberg had some questions on the interpretation of the Zoning Ordinance. David Essex had a question about page 35 of the Ordinance as it applies to the staking out of the wetlands area. It was agreed to change the wording to " a Maximum of 50 feet" for clarification. Essex had another question on page 15. It was established that changes will be made to the Subdivision Regulations at some future date to comply with this statement. The Chair made comments about the editorial changes to the definitions to be added to the Subdivision Regulations. Inasmuch as, there was no public testimony, at this point she closed the Public Hearing. The vote to be taken at the July 27, 1989 Planning Board Meeting.

The Chair asked the Board to read the descriptions of the zones and to have input ready for the July 27 Meeting.

Minutes David Essex moved to approve the minutes as printed. Second Edwin Rowehl. So moved.

David Essex asked about his status as a home based business, which is free lance writing, and how the Site Plan Review applies to this situation. The Board will take this under advisement. David Essex commented on the fact that there was no one present at the Public Hearing to represent the public and expressed his disappointment. The Chair commented on the fact that this Ordinance was no different from those being enacted in other Towns. The Chair stated that will be useful as a check for the Planning Board itself to see that building is being done in an efficient manner. The Site Plan will be voted on at the

next regular meeting.

Rod Zwirner asked about the status of the search for additional Board Members. He also asked about a situation on Route 9 where a property owner is considering the development of three houses. Zwirner asked about soils, slopes and wetlands in that area. The Chair stated that some member of the Board should view all locations for subdivisions. If the Board determines that a site review is needed one should be done. Zwirner raised the question of the Board's position if a State Septic Approval is in evidence. The Chair stated that the Board could review the situation, make their own determination, and request further engineering information if it is required. The Chair stated that each subdivision is different and has to be considered on its own merit.

David Essex moved to adjourn the meeting. Edwin Rowehl second. Meeting adjourned at 8:12 P.M.

Respectfully submitted,

Barbara Elia, Secretary