

Planning Board

Minutes
December 15, 2005

Workshop Meeting

1. The Planning Board meeting convened at 6:30PM with the following members present: John MacMillan, Chairman; Joseph Kalagher; Robert Salo; Robert MacLeod; Gary Howland, Associate Member and Eric Smith, Town Planner. Bruce Whitney, Observer.
2. The Town Planner presented the Lakeview Estates subdivision and subdivision mylar for signatures of the board. The Town Planner will have the covenant signatures notarized and then turn the documents over to the developer for filing at the registry of deeds.

3. Workshop Session:

The board in conjunction with the Town Planner reviewed and discussed zoning amendments for presentation at the spring town meeting. Initial discussion centered on:

Allowing common driveways in all zoning districts;

Allowing OSRD in the GB district;

Prohibiting land clearing prior to development permits;

Allow self storage facilities;

Research zoning changes to require OSRD developments through a Major Residential Development process;

Complete revision of Site Plan Review process;

Revision of parking regulations;

Fire protection and road access bylaw;

Driveway bylaw and/or regulations.

4. It was agreed that the Town Planner would share any proposed zoning amendments with all town boards and departments as draft documents are approved by the Planning Board.
5. Changes to the Planning Board Rules & Regulations were discussed in detail, including major changes throughout the document. Also, waiting on suggestions from Rizzo Associates concerning possible engineering changes. Minor adjustments to Common Driveway, OSRD and Scenic Road regulations were presented by the Chair.
6. Meeting adjourned.

Respectfully submitted,
John MacMillan