

PLANNING BOARD MEETING OF NOVEMBER 14, 2006

PLACE: TOWN HALL BANQUET ROOM

Meeting called to order at 6:30 P.M. by Chairman Fleurent

I. ADMINISTRATIVE BUSINESS

A. Quorum/Attendance

Members Present –

Members Not Present – Albert Borges

Planning Director William Roth was also in attendance.

B. Acceptance of Minutes –

James Holmes motioned to accept the minutes to the October 24, 2006 meeting. Timothy Cox seconded. The vote was unanimous. The motion passed.

C. Planning Board Bills –

1. Southcoast Media Group – Ads - \$138.00 – Mill Bridge Holdings

Marinus Vander Pol motioned to pay this bill. Gary Staffon seconded. The vote was unanimous in favor. The motion passed.

2. Landlaw Specialty Publishers - \$187.00 – '07 Subscription

Timothy Cox motioned to pay this bill. James Holmes seconded. The vote was unanimous in favor. The motion passed.

3. GAF Engineering – \$671.25 – Mariner Estates (2)

Gary Staffon motioned to pay this bill. Marinus Vander Pol seconded. The vote was unanimous in favor. The motion passed.

4. Tibbetts Engineering – Bank Five - #3 - \$380.50

Marinus Vander Pol motioned to pay this bill. Gary Staffon seconded. The vote was unanimous in favor. The motion passed.

D. Receipt of Plans –

1. Definitive Subdivision – Barbara McCoy – 307R Wigwam Beach Road (Public Hearing 12/12/06)

William Roth – This is just to set up a public hearing. She is proposing to divide the large lot at the end of the property. They would be conforming.

James Holmes motioned to set the Public Hearing for December 12, 2006. Timothy Cox seconded. The vote was unanimous in favor. The motion passed.

E. Approval of Plans -

1. Form A – Michael and Jacqueline Pimentel – 62 Weeden Road (Mr. Vander Pol did not participate in this application.)

William Roth – They're looking to combine a number of lots into two parcels. Lot one meets the frontage requirement. Lot 2 does not. However, it's not a buildable lot. The ANR and case law states that it is entitled to endorsement because there is a note on the plat stating that the lot is not a buildable lot. Therefore, I am recommending endorsement. As you know, this just one on many issues I have with why the ANR should be eliminated from state law.

Wayne Hayward – Could you give us a brief on the Bloom law?

William Roth – It's on the back of your memo. If they place a statement on the lot saying it's not buildable, it's entitled to endorsement.

Gary Staffon motioned to approve the plans. Timothy Cox seconded. The vote was (5-1) (Mr., Holmes opposed) in favor. The motion passed.

2. Form A – Craig Morris & Lisa Murphy – 11 Moravia Avenue (Mr. Vander Pol did not participate in the application.)

William Roth – They want to combine eleven lots into two new lots. This eliminates nine tax parcels. It has the existing frontage it always has. They're not changing the frontage. I'm recommending approval.

Gary Staffon motioned to approve the plans. James Holmes seconded. The vote was 5-1 in favor (Mr. Hayward opposed). The motion passed.

F. Other -

1. Lot Release Issues – Wayne Hayward

Wayne Hayward – I just want to make a quick statement regarding the McKensie Lane surety. Robbie Roderiques said that he didn't have time to finish the subdivision. He stated that he has a relationship with all residents of the subdivision. He said I had no right to vote on this matter and that I was home for a year "pouting" and didn't take part in his subdivision. We all work hard on these issues and put a lot of time on these things. Many members were not challenged and they were not a part of the subdivision from the beginning. Citing the minutes, I was at all of those meetings asking numerous questions. I made the motions to grant the waivers. I've done a lot of research and took photographs and did my duty for the town on this subdivision. His statements upset me and were certainly not valid.

2. Town's Attorney Response – Grove Street

William Roth – Attorney Hurd at Attorney Crotty's office has opined that this is not a town matter. This is for informational purposes only.

Gary Staffon – I'm not buying that. Grove Street is a public way. I challenge that opinion.

II. PUBLIC HEARINGS

1.) Definitive Subdivision – Mariner Estates (2) – Welcome Street (continued from 9/26/06)

William Roth – The applicant has requested a continuance to November 28, 2006 because we

haven't received the engineering report. Also, no comments have been received from BPW.

James Holmes - Motioned to continue the Public Hearing to November 28, 2006 at the applicant's request. Timothy Cox seconded. The vote was unanimous. The motion passed.

William Roth – It's time to start thinking about articles for town meeting. The Board should consider putting together an article for updating the Master Plan. I know that it may take a few attempts at town meeting to get a Master Plan approved. However, I feel that we need to start the conversation with town meeting. Do you want me to pursue this?

Chairman Fleurent – I think we're all in favor of that.

Marinus Vander Pol – I would like to revisit the last successful bid for a Master Plan as well as the survey. The existing Master Plan is outdated.

William Roth – The current budget could not fund such a survey. Would you all like to propose an increase in the budget to conduct a survey?

Marinus Vander Pol – Absolutely.

Gary Staffon – Absolutely.

Chairman Fleurent – I have the old Master Plan from 1963. Many of the projections were off, especially as it pertains to populations and schools. They talked about closing schools back then and we're talking about doing it now, thirty years later.

Wayne Hayward- There are some other articles that I think need to be addressed at town meeting including inclusionary zoning and the over 55 developments.

William Roth – I was told we needed to finish the subdivision regulations first before starting any other ordinance work. I have drafts of both types on my computer and can get them out to you very shortly.

William Roth – Mr. Holmes, Mr. Hayward and I went over the fine points of subdivision control. It is moving forward.

James Holmes motioned to adjourn. Timothy Cox seconded. The vote was unanimous. The meeting was adjourned at 7:51 p.m.

Respectfully submitted,
James Pelland, Secretary to the
Planning Board