

PLANNING BOARD MEETING OF JUNE 27, 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 Not Present – Marinus Vander Pol

Planning Director William Roth was also in attendance.

### B. Acceptance of Minutes –

Wayne Hayward motioned to accept the minutes to the May 23, 2006 meeting. Timothy Cox seconded. The vote was unanimous. The motion passed.

### C. Planning Board Bills –

#### 1. Staples – Supplies - \$188.40

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

#### 2. N. Douglas Schneider – Update Zoning Plats - \$75.00

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

#### 3. GAF Engineers – Subdivision Regulation Detail Drawings - \$700.00

Jim Holmes motioned to pay this bill. Wayne Hayward seconded. The vote was unanimous in favor. The motion passed.

### D. Receipt of Plans - None

### E. Approval of Plans - None

#### 1. Form A – Michelle Duval– 24 Phoenix Street.

William Roth – The application was submitted while I was on vacation; therefore, I was unable to prepare a report for the Board. I have reviewed the request and find that it meets the ANR Law. However, this is a prime example why the ANR Law should be eliminated. The applicant is taking a slightly oversized lot, 19, 800 SF and creating a 13, 200 SF lot with the existing house and a vacant 6,600 SF lot. Both lots will now be considered non-conforming and violate zoning. There is a note on the plat that states the lot is *NOT A BUILDABLE LOT UNTIL GRANTED A VARIANCE BY THE ZONING BOARD OF APPEALS*.

The Board discussed the request and how the applicant was taking a conforming lot and creating two non-conforming. Several Board members were not in agreement; however, the proposal has the sufficient frontage, which is the only standard that can be applied.

Wayne Hayward motioned to endorse this Form A. Gary Staffon seconded. The vote was unanimous in favor. The motion passed.

Wayne Hayward motioned to send a letter to the ZBA letting them know that the Board does not approve of the creation of such lots; however, the ANR Law requires that the Board sign the plan. In addition, the Board views this as a self-imposed hardship and does not see that as a reason to grant a variance. Jim Holmes seconded. The vote was unanimous in favor. The motion passed.

## **II. PUBLIC HEARING**

### **1.) Definitive Subdivision – Bouvier/Severence – 249/253 Main Street**

William Roth – Presented his review memo, which identified numerous issues. The major issues are recommendations to reduce the road width to 18', add a cul-de-sac island and use it to help treat the storm water (i.e. Low Impact Development design), add street lighting to the plans and a need for street tree easements because of the proposed reduced ROW width. They also need to address GAF Engineering comments. In addition, there are several technical issues with regards to the plans that will have to be addressed. Mr. Roth also stated that the applicant engineer's had met with him and GAF to review all of the comments.

John Keegan (SITEC – Applicant's Engineer) – Presented the project and reviewed the issues contained within Mr. Roth's and GAF review letters.

Wayne Hayward – Asked Mr. Keegan questions related to the proposed drainage report and the design. The concern was that the volume calculations were correct and hopefully over compensated for, because he felt that was a major concern. This is important because of the infill nature of the proposal and close proximity to the adjacent residents.

George Graves (neighbor) – Spoke on easement ownership and drainage issues as it related to his property.

Joann Graves (neighbor) – Spoke on drainage issues.

Severin Haines (neighbor) – Spoke on water/drainage issues and his sump pump in basement and how will this project effect him since he is an abutter.

Mr. Walmsley (neighbor) – Spoke on drainage and how the water in a heavy rain from the Housing Authority will just flow through his and his neighbor's yards.

John Keegan (SITEC – Applicant's Engineer) – Addressed the questions and concerns raised and explained how the stormwater facility works and for the size of the storms. He also discussed how Mr. Roth's recommendations to reduce the road width and add a cul-de-sac island with a "Rain Garden" in the center would also help to reduce stormwater run off.

Wayne Hayward – Reiterated to the neighbors in attendance that reducing stormwater volume was of the utmost importance and it appeared that the drainage report used conservative assumptions, which makes the pond slightly larger. Therefore, allowing for more water to be retained.

Gary Staffon – Discussed why there was a need to have underground utilities for such a small project and was concerned with the cost to the applicant.

Ray Fleurent – Stated that it has been the practice of the Board for the last 5 or so years to require under grounding all utilities because it made for a nicer looking subdivision and was safer when we have storms. Numerous members of the Board and Mr. Roth expressed the same opinion.

Gary Staffon – Motioned to not require underground utilities. There was no second, motion died for lack of a second.

John Keegan (SITEC – Applicant's Engineer) – Stated he felt he knew the direction of the Board and requested that the hearing be continued until the Board's August 22, 2006 meeting.

Wayne Hayward motioned to continue the hearing until August 22, 2006. Jim Holmes seconded. The vote was unanimous in favor. The motion passed.

Gary Staffon motioned to adjourn. James Holmes seconded. The vote was unanimous in favor. The motion passed. The meeting was adjourned at 8:15 p.m.

Respectfully submitted,  
William D. Roth, Jr., Planning Director