

PLANNING BOARD MEETING OF FEBRUARY 27, 2007

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 – Dennis Vello

Planning Director William Roth was also in attendance.

B. Acceptance of Minutes

Gary Staffon motioned to accept the minutes to the January 23, 2007 meeting. Timothy Cox seconded. The vote was unanimous. The motion passed.

Gary Staffon motioned to accept the minutes to the February 13, 2007 meeting. Timothy Cox seconded. The vote was unanimous. The motion passed.

C. Planning Board Bills –

1.) Staples - \$103.68 – Office Supplies

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

D. Receipt of Plans –

1) Unaccepted Street Discontinuance – Arthur Oliveira – East of James Street (PH – 3/27/07)

William Roth – I recommend scheduling the public hearing for the March 27, 2007.

Gary Staffon motioned to set the Public Hearing for March 27, 2007. James Holmes seconded. The vote was unanimous. The motion passed.

2) Special Permit – Omnipoint Communications – 427 Sconticut Neck Road (PH – 4/10/07)

William Roth – I recommend scheduling the public hearing for the April 10, 2007.

Timothy Cox motioned to set the Public Hearing for April 10, 2007. Gary Staffon seconded. The vote was unanimous. The motion passed.

E. Approval of Plans:

1.) Form A – Debbie Watt – Roland's Tire – 11 Howland Road

William Roth – Since the property in question is Registered Land the Form "A" has a significant amount of information on it. The applicant is completing a 2001 Special Permit condition to consolidate the various lots so no lot line runs through a building. Proposed lot #3 does this for the front building. There are three Land Court case numbers for the building to the south and the Land Court will not combine them, so the applicant has created lot #4, which is to be conveyed to Roland's Tire, Inc, which owns the building to the south. Therefore, I feel that this plan meets the intent of the Special Permit condition.

Kenneth Ferreira (engineer for the applicant) discussed the plan.

Gary Staffon motioned to endorse the plan. Timothy Cox seconded. The vote was unanimous. The motion passed. Marinus Vander Pol abstained.

F. Other -

1) Reduction of Surety – Shannon Meadows

William Roth – At the last meeting, the Board voted to reduce the surety by \$20,000.

James Holmes motioned to refund \$20,000 of Shannon Meadow's surety. Timothy Cox seconded. The vote was unanimous in favor. The motion passed.

2) Discussion – FY08 Budget & Master Plan Article

William Roth – In your packet is a memo I sent to the Finance Committee regarding the Board's vote at the last meeting to remove the capital outlay request from the FY08 Budget and add it as a part "A" to the Master Plan Article.

A brief discussed on the FY '08 budget and Master Plan Article ensued.

II. PUBLIC HEARING

1.) Definitive Subdivision – Mariner Estates (2) – Welcome Street (continued from 11/28/06)

William Roth- The applicant has requested a continuance to April 10, 2007 because their first Conservation Meeting was last night and they just received conservation comments.

James Holmes – I wanted to let the Board know I will not be able to attend the April 10th hearing.

Marinus Vander Pol motioned to continue the application to April 24, 2007. Timothy Cox seconded. The vote was unanimous. The motion passed.

2) Definitive Subdivision – Barbara McCoy – 307R Wigwam Beach Road

William Roth- The applicant has requested a continuance to March 13, 2007; however, I feel that does not give adequate time to route, review and write a report on the project, especially since as of today no plans have been submitted. Therefore, I recommend that the application be continued to March 27, 2007.

Mathew Thomas (attorney for the applicant) spoke briefly on the subdivision and requested a continuance to March 27, 2007.

James Holmes motioned to continue the application to March 27, 2007. Timothy Cox seconded. The vote was unanimous. The motion passed.

William Roth informed the Board that the Town has selected a consultant for the GIS Update grant and work should start in a week or two, and the project should take approximately 6 weeks.

Marinus Vander Pol motioned to adjourn. Gary Staffon seconded. The vote was unanimous. The motion passed. The meeting was adjourned at 7:15 p.m.

Respectfully submitted,

James Pelland, Secretary
To the Planning Board