

PLANNING BOARD MEETING OF MARCH 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 –

Planning Director William Roth was also in attendance.

### B. Acceptance of Minutes – None.

### C. Planning Board Bills – None

#### 1.) Southcoast Media - \$69.00 Rochester's Restaurant

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

#### 2.) Nicole Verroneau - \$200.00 – Website update

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

#### 3.) Staples - \$493.47 – Supplies

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

### D. Receipt of Plans – None

### E. Approval of Plans – None

### F, Other – None

- Discussion on Brahmin Leather invitation to tour their site.

-Discussion on the Oliver Street chicaine and request by Cheryl Almeida to be placed on a Planning Board agenda in the future.

James Holmes motioned to place them on the 4/10/07 agenda. Albert Borges seconded. The vote was unanimous. The motion passed.

Marinus Vander Pol motioned that the board stay the course for the year's trial and if there is an issue, the board revisit it at that time. No second.

## **II. PUBLIC HEARINGS**

### 1.) Subdivision Regulations (continued from 3/13/07)

William Roth – I have attached the revised subdivision regulations. At the end, I took the street tree list and made an Appendix D as well as about 99% of the corrections. Highway and sewer

included the location of the water and sewer lines.

James Holmes motioned to table this matter until after public hearings. Wayne Hayward seconded. The vote was unanimous. The motion passed.

2.) Definitive Subdivision – Barbara Coy – 307R Wigwam Beach Road

William Roth – They are looking for a continuance until April 24, 2007.

Gary Staffon motioned to continue this hearing until April 24, 2007 at the applicant's request. James Holmes seconded. The vote was unanimous. The motion passed.

3.) Unaccepted Street Discontinuance – Arthur Oliveira – East of James Street

William Roth – I have highlighted where the lots and street are located. The streets are predominantly landlocked. I see no need for the continuation of keeping them. There are no connectivity issues.

Chairman Fleurent – Who is the engineer?

Wayne Hayward – There is no stamp on the plan.

Michael Koska – I represent Arthur and Helena Oliveira. The intent is to divide the parcel, half to the Oliveiras and half to their neighbors. All the land would be apportioned and it would not be creating any landlocked pieces.

Wayne Hayward – Are there any abutters that object?

James Holmes motioned to discontinue the way. Gary Staffon seconded. The vote was unanimous. The motion passed.

4) Definitive Subdivision – Alan Des Roches – 267 New Boston Road

William Roth – The Board of Health has disapproved this plan. That needs to be addressed. They can't proceed with this issue. You have a copy of the Board of Health letter. We have an issue with lot 2 frontage. There is an issue with the construction plan. We also can't understand why the radius cannot be achieved. This could eliminate a waiver. We also have numerous concerns with the proposed drainage. We also have questions as to what the building on lot 2 is used for. I don't see how the board could approve this.

Michael Koska – I represent Alan Des Roches who wishes to divide the property at 267 New Boston Road. Disapproval of a plan because of the lack of a perc test is stretching it. But I understand the process. We plan to reapply in the summer. Bill is correct, there is no crown there and the proposal does not match the cross section on the plans. There is a small swale proposed to take anything rolling off of there to New Boston Road. The cross section can be changed. The radiuses can be added. The building is for his son and friends to congregate in. I think I can accommodate most of the issues on Bill's memo.

Chairman Fleurent – Our job is to make sure the rules and regulations are adhered to. You could elevate the house or put a different septic system in.

Michael Koska – There are no variances from the state code.

Wayne Hayward- We have to make sure every house has sewer or septic. He's no showing either. The Board of Health issue is a large one. I also haven't heard anything about future projections. What kind of build out is possible?

William Roth – I also don't agree that this meets the intent of frontage. The Planning Board cannot approve a plan rejected by the Board of Health. I don't think at this stage, you can approve this. This is premature; they need to withdraw or continue this indefinitely.

Gary Staffon – The Board of Health is important. But if we mark that the lot is not buildable, we might be able to do something tonight.

Marinus Vander Pol – I would like to see some labeling on that rectangular building.

Michael Koska – That's understood.

Wayne Hayward – If we're looking for a one lot increase, why no waiver for pavement?

Michael Koska – I'm glad you asked that. Now I will. Economics dictates to some degree. I used an ambulance template.

Ken Motta (Field Engineering) – I'd like to enter my review letter into the record. Mr. Roth is absolutely right with his recommendations. This applicant has to resolve those issues. This site is also within the watershed. The plan needs a stormwater management plan. There are a number of deficiencies on the stormwater plan he has now. There are also a number of zoning deficiencies.

Wayne Hayward – This is reverse engineering that is taking a lot of the time of some of these town boards. We just need to give the developer time to rethink his plans.

Chairman Fleurent – What's the earliest you could get a perc test?

Michael Koska – Late summer. We are going to work to meet everyone's concerns.

Chairman Fleurent – We have 135 days to act on this.

Wayne Hayward – From Jan 23, 2007.

Wayne Hayward motioned to deny the plan due to the additional lot not having a septic system. James Holmes seconded. The vote was 4-4. The motion failed.

Gary Staffon motioned to continue the public hearing to September 25, 2007 at the applicant's request. Marinus Vander Pol seconded. The vote was unanimous. The motion passed.

##### 5.) Subdivision Regulations - Rewrites

Discussion picked up from the previous Public Hearing regarding the finished set of subdivision regulations.

James Holmes motioned to approve the subdivision regulations. Wayne Hayward seconded. The vote was unanimous

James Holmes motioned to adjourn. Wayne Hayward seconded. The vote was unanimous and the meeting was adjourned at 8:45 p.m.

Respectfully submitted,

James Pelland, Secretary  
To the Planning Board