

PLANNING BOARD MEETING

December 9, 2008

Meeting called to order by Chairman Fleurent at 6:30 p.m.

Planning Director William Roth was also present.

I. 6:30 P.M. ADMINISTRATIVE BUSINESS

Members not present: none.

1. Acceptance of Minutes:

Timothy Cox motioned to approve the minutes to the September 9, 2008 meeting. Wayne Hayward seconded. The vote was unanimous in favor. The motion was approved.

Timothy Cox motioned to approve the minutes to the September 9, 2008 Executive Session. Wayne Hayward seconded. The vote was unanimous in favor. Timothy Cox amended motion to not release the minutes. The motion was approved.

2. Planning Board Bills

a. Subscription - \$210.00 - Landlaw Specialty Publishers

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

b. Supplies - Staples - \$125.45

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

3. Receipt of Plans - None

4. Approval of Plans - None

II. CONSULTATION

1. RRR Auto Sales - Louis Baptiste

William Roth - Mr. Baptiste has asked to speak to the Board. The main issue is whether or not new landscaping will require a special permit and what type of revised landscaping would the Board like to see.

Louis Baptiste - I planted five trees nine years ago. Then we went into the repair business, which mandates a sign 15 feet from the road. So, you couldn't see the sign and I cut the trees down. I would like to plant something else so that it doesn't block the sign. I apologize for cutting them down without coming here first. But it's not like I don't have a lot of trees around.

Marinus Vander Pol - How many of the trees towards the rear of your property are on your property.

Louis Baptiste - They're on my property.

Marinus Vander Pol - How many?

Louis Baptiste - Two or three.

Chairman Fleurent - I would recommend that he put back 10 shrubs. 2 for 1 for each tree that he took down.

Albert Borges - I concur with the Chairman. I'd like to see some flowering shrubs planted.

Marinus Vander Pol - My vote is to put back trees of equal size that were carelessly cut down.

Wayne Hayward - I thought that shrubs were prohibited by the Special Permit.

Marinus Vander Pol - We already have a requirement. I don't want to start a precedent.

Louis Baptiste - I didn't do it to be vindictive. I made a mistake.

Marinus Vander Pol - How high is your sign?

Louis Baptiste - 12 feet.

Albert Borges motioned to replace the area with 10 shrubs. Gary Staffon seconded.

William Roth - I recommend that you require a new landscaping plan as well.

Wayne Hayward - Draw up a sketch.

Albert Borges -I'll rescind my motion. Gary Staffon rescinds his second.

Wayne Hayward motioned to require a plan or sketch within 60 days and take it from there. Timothy Cox seconded. The vote was unanimous in favor. The motion passed.

III. PUBLIC MEETING

1.) Preliminary Subdivision - John Roderiques, Rivard Street (Marinus Vander Pol recuses himself)

William Roth - The applicant is proposing a little road extension off of Rivard Street to create frontage to further subdivide his property. It's not complicated. The Fire Chief recommends paving and BPW wanted on site stormwater treatment. I would recommend that the pavement be extended to the end of the proposed right of way. So, I would agree with the Fire Chief and BPW. The Fire Chief was also concerned with access once you get past the right of way. The Assessors Office has indicated that the square footages does not add up with the original Form A, which was not recorded.

David Davignon - The original Form A is in our drawer and has not yet been recorded.

William Roth - The clock is running. You only have six months to record the plat.

David Davignon - We're proposing to put an apron at the end of the site.

William Roth - I'm recommending that be extended another 50 feet.

Wayne Hayward - Why a 40 foot layout?

David Davignon - We're short the frontage.

William Roth - He wants the frontage to subdivide that lot.

Wayne Hayward - How does he access the future buildout of the road?

William Roth - We can't deny it based on whether or not they can get a permit.

Gary Staffon - Is there enough frontage to build 2 more homes?

John Roderiques - There will be easements and maintenance agreements for the common driveway put in place. Everyone will know what's happening.

Gary Staffon - I would like to see all blacktop driveways, maybe 12 feet. I don't see gravel as environmentally better.

William Roth - You should check with the assessor regarding her issue.

Timothy Cox - How wide will the driveways be?

David Davignon - 16 feet.

Timothy Cox - Would you be willing to go to 18 feet?

John Roderiques - I have no problem with 2 feet.

Chairman Fleurent - What's the elevation on Rivard?

David Davignon - Around 54.

Chairman Fleurent - What's the difference from the second plot?

John Roderiques - About 4-feet. I'm not stuck coming in this direction. I've always wanted large lots.

William Roth - This is just a non-binding preliminary. He's looking for direction. I will sit down with him after this meeting at some time and make recommendations based on what I have heard tonight.

John Roderiques - Do I meet your requirements as stated with the requested waivers? Will it be approved with this layout?

William Roth - Some of these waivers are not applicable.

Wayne Hayward - I don't like it.

Chairman Fleurent - At this stage, it's confusing.

Timothy Cox - Will his intentions be placed on the deed?

William Roth - We don't ask him to do that. It's a private matter. We discuss whatever he submits.

Timothy Cox motioned to accept the plan as drawn. Albert Borges seconded. The vote was 5-2 in favor (Chairman Fleurent and Wayne Hayward opposed). The motion passes (non-binding).

IV. OTHER:

1. Discussion: F.Y. 2010 Budget

William Roth - I included a copy of the budget as is. Also included a letter from the board of Selectmen asking for a 5% reduction, which would be a \$350.00 cut. You can accept that or level fund.

Chairman Fleurent - I say submit it the way it is. You're talking \$350.00. Not \$350,000.00.

Albert Borges - The Finance Committee will cut it.

William Roth - I think advertising could be cut as well as professional gatherings and mileage. It's your budget. You should discuss it. If you wish to submit it as is, you can vote that way. Salary can be cut based on the number of times we have been meeting as well as other areas based on the same thing.

Wayne Hayward - Why can't we turn back money if it's a slow year? That makes sense to me.

Timothy Cox - I agree.

Marinus Vander Pol motioned to send a level funded budget to the selectmen. Timothy seconded. The vote was unanimous in favor. The motion passed.

2. Discussion: Planning Board 2010 Calendar

William Roth - Typically in the summer, we go on a special schedule. Do we want to do that now, or wait until then?

Timothy Cox - Leave it until then. You never know what's going to happen.

3. Discussion: Annual Report

William Roth – I've given you a copy of the annual report. I'm open for corrections, deletions, etc. The Community Block Grant has really helped us and I have mentioned that in the report, as well as highlighting some individual Special Permits, such as the windmills.

Timothy Cox motioned to submit the annual report with corrections. Gary Staffon seconded. The vote was unanimous in favor. The motion passed.

4. Discussion: McKensie Lane - BPW - "As Built" Issue

William Roth - There's a memo and e-mail from BPW on how the applicant has not paid the BPW for the "as built".

Wayne Hayward motioned to send registered letter regarding the "as built" fee issue. Gary Staffon seconded. The vote was unanimous in favor. (Marinus Vander Pol abstained). The motion passed.

V. ANY OTHER BUSINESS

- Discussion on BPW stimulus.

- Discussion regarding the SRPEDD surveys.

Gary Staffon motioned to adjourn. Albert Silva seconded. The vote was unanimous. The meeting was adjourned at 8:40 P.M.

Respectfully submitted,

James Pelland, Secretary
To the Planning Board