

PLANNING BOARD

MINUTES

7/20/2010

Chair Paul Raslavicus called the meeting to order at 7:02 PM.

Roll Call: Paul Raslavicus (Chair), Bob Craycraft (Vice-Chair), David Bickford (Selectmen's Representative), Dot Veisel, Scott Drummey. **Excused:** Jeff Kratovil (Alternate)

Chair Raslavicus asked if there was any public input on issues not on the agenda. There was none.

Minutes of July 6: Board members made the following corrections to the draft minutes:

Page 1, Vello Conditions, #5. Add "in accordance with the Steep Slope Overlay District." At the end of 2nd sentence.

Page 2 and following: Change date in header to "July 6, 2010".

Page 2, top sentence: Substitute "32" for "xx" and strike the last phrase of the sentence, following "required 75'."

Page 2, 2nd paragraph: Substitute "14" for "x" in second sentence, and insert "the septic tank 17' " following "shoreline and..." Insert new sentence at the end of the paragraph that reads, "Mr. Berlind gave an overview of the stormwater management measures planned for the site."

Page 3, 2nd paragraph: Insert "Map 114, Lot 050" following "on South Shore Road..."

Page 3, #1 paragraph under Excavation Regulations, 1st sentence: Replace the hyphen in "Class I-V" with the words "through Class". In the second sentence of the same paragraph, add the words "when they are designated Fire Emergency Lanes." at the end of the sentence.

Scott Drummey moved to accept the Minutes of July 6 as amended. Bob Craycraft seconded. Approved unanimously.

Excavation Regulations: Board members made a few edits for clarification. They agreed by consensus that the changes were not substantive. **Scott Drummey moved to approve the Revised Excavation Regulations as clarified in today's meeting. Bob Craycraft seconded. Approved unanimously with no abstentions.**

Stormwater Regulations: Chair Raslavicus suggested holding the stormwater regulations over until the next meeting so that edits could be completed and reviewed by the Board in advance of the next meeting. There was no objection.

Subdivision and Site Plan Regulations: The Board reviewed changes to the Subdivision and Site Plan regulations suggested by Paul Raslavicus. The changes provide more specificity about materials to be submitted as part of a conceptual consultation and a design review, as well as more specificity about the start and end times of those phases of the process. In addition, the amendments require the Board to spell out "active and substantial development" on a case by case basis for each subdivision or site plan it approves, and to set a deadline for an applicant to complete conditions precedent that are identified in a conditional approval.

The Board agreed by consensus with no objections to move amendments to Sections 5.02, 5.03, 5.07, and 5.08 of the Subdivision Regulations to public hearing on August 17.

The Board did not finish work on other proposed changes to the Subdivision Regulations. The Board asked staff to prepare amendments to the Site Plan Regulations that incorporate the spirit and intent of these subdivision amendments into the Site Plan Regulations.

The Board discussed Mr. Raslavicus' proposal to limit building on ridge lines and mountain tops. They felt they needed more information in order to define where and how the limitations would be imposed.

The Board also discussed the proposal to require the set aside of land or funds for park and recreation space. Board members wanted additional information on recommended size and spacing of parks, and asked questions about how such parks would be managed.

David Bickford moved to adjourn at 10:06 PM. Dot Veisel seconded. Approved unanimously with no abstentions.

Respectfully submitted,

David Allen
Land Use Administrative Assistant

Minutes approved as written, August 17, 2010