

PLANNING BOARD MINUTES

MAY 3, 2011

Chair Bob Craycraft called the meeting to order at 7:05 PM.

Roll Call: Bob Craycraft (Chair), Scott Drummey (Vice-Chair), David Bickford (Selectmen's Representative), Dot Veisel, Paul Raslavicus

Others Present: David Allen (staff), Mary McHale (videographer), Kevin Rouleau, Arthur Capello (Building Inspector and Code Enforcement Officer), Christian Smith, Dennis & Bobbi Olson

Public Input: Chair Craycraft asked if there was any public input on issues not on the agenda. There was none.

Kevin Rouleau Site Plan: Dot Veisel recused herself as a legal abutter to the property. Arthur Capello noted for the record that Mr. Rouleau had done some paid work for him at his home.

Mr. Rouleau submitted a revised plat showing distances from the centerline of Route 11 and from the house. He also provided a letter with a brief description of the business.

David Allen read a letter from Michelle Frost, property owner, giving her permission for Mr. Rouleau's business use.

Board members and Mr. Rouleau discussed the specific structures he would have on the property. He said he might have a roofed shed that he would use for storage.

Chair Craycraft asked how far the business use area was from the Ela River. Mr. Rouleau said it was 35-50'. Mr. Craycraft said the board would need a specific measurement for this distance, as well as measurements for the area of business use, the parking area, and the location of any structures including a portable bathroom. He said he think we have the rest of what is needed.

Arthur Capello reported on his site visit. He said the land was quite gravelly, and it would be important that there was no storage of chemicals or hazardous fluids. He added that he would work with Mr. Rouleau to get a sketch to scale of the property and the business area that would meet the specifications set by the Board.

Board members listed items they want to see on the sketch, including:

A setback line for vehicles at least 50' from the river; a portable toilet location at least 75' from the river, stakes at each corner of the business area, a sign for the parking area, and a vegetated buffer next to the river.

Chair Craycraft opened the issue for public input at 7:39 PM. There was none. Paul Raslavicus said he had some concern about potential conflict of interest if Mr. Capello was responsible for the confirmation of Mr. Rouleau's measurements, given Mr. Capello's relationship as a customer of Mr. Rouleau.

The Board asked David Allen to make final confirmation of the measurements after Mr. Rouleau and Mr. Capello have prepared them.

Chair Craycraft closed public input at 7:50 PM.

Scott Drummey moved to accept the application of Mr. Kevin Rouleau for site plan review of a plan to operate a business selling structures and resources for outdoor use at 184 Route 11, Map 252-069 with the condition that Mr. Rouleau submit a more accurate scale drawing of the site that is acceptable to the Board. David Bickford seconded.

The Board voted 3-0 to accept the plan as complete with the conditions noted above. Ms. Veisel was recused, and Mr. Raslavicus abstained, saying he was concerned the Board might not be paying close enough attention to the Town's ordinances, regulations, and master plan.

Olson Valley Road Subdivision: A proposal by Dennis & Bobbi Olson for a 7 lot subdivision on property located on 257 Valley Road, (Tax Map 261-037) with access on Valley Road.

Chair Craycraft asked if there were any known or perceived conflicts of interest regarding this application. There were none.

The Board scheduled an official site walk for Saturday, May 17 at 9 am.

Christian Smith, representing the applicants, described the plans. He noted that the application will need conditional use permits for steep slopes and stormwater management and those would be submitted with the final application. David Allen noted that he has arranged with Mark West to conduct a natural resources review of the property, as the applicants have chosen the expedited design review process.

Mr. Smith noted that the applicants planned to incorporate LID (Low Income Development) practices in their plan. He said he had spoken with the Road Agent who felt the existing drainage structures on Valley Road would handle the drainage from the site.

He said they plan to avoid building on the top of the hill in order to minimize the amount of new driveways or roads. Bob Craycraft noted that driveways could not cross "F" slopes that are common on the parcel. Mr. Christian Smith added that they planned to have a joint driveway between lots 4 & 5 and again between lots six & 7.

Chair Craycraft opened the issue for public comment. Mr. Paul Gorier introduced himself as an abutter and said he had no objection to the new housing. He said it was critically important that the drainage for the lots be done correctly because of the amount of water that runs down the hill next to Valley Road.

Bob Craycraft asked how much frontage each lot had on Valley Road. Mr. Smith said the narrowest lot had 310 feet.

He said the applicants planned that the back land on each of the lots would remain undeveloped. He said they had no objection to conditions of approval that there would be no further subdivision, and no objections to placing a conservation easement on the back of the properties. He said the reason they did not want to do a conservation subdivision was that that would require building a new road into the middle of the lot and would break up the wooded area. Their proposal keeps the houses close to Valley Road and keeps the back area of the lots unfragmented.

Paul Raslavicus moved to continue the Design Review hearing until 7 PM, June 7 at the Public Library. Scott seconded. Approved unanimously.

Subdivision Regulations: Board members noted some errors in the numbering and in references to other sections of the regulations. They asked Mr. Allen to fix those for the next meeting. Scott Drummey moved to continue the Public Hearing on proposed amendments to the subdivision regulations to May 17 at 7 PM at the Town Hall. Paul Raslavicus seconded. Approved unanimously.

Zoning Ordinance: Bob Craycraft said he had found a few minor edits that he would like to have fixed before the Board certifies the Amended Zoning Ordinance. He will send a note to Mr. Allen with these edits. Chair Craycraft announced that certification would be continued until the May 17 meeting.

Stormwater Management Regulations: Chair Craycraft asked board members to read this next to final version and come to the May 17 meeting ready to finalize their work on

them. He asked David Allen to confirm with Arthur Capello that he is comfortable with the division of responsibility between the Planning Board and the Building Inspector.

Edwards Subdivision: Paul Raslavicus recused himself from the Board and asked to distribute materials related to the Edwards subdivision. He passed out copies of deeds from other properties in the original Fletcher subdivision.

New/Old Business:

- David Allen distributed information about a workshop to be conducted by Randall Arendt and encouraged Board members who had not heard him to attend.
- Bob Craycraft asked that the Planning Board Goals be on the May 17 agenda
- David Bickford moved to wave videography of the May 3 meeting because of the absence/sickness of the videographer. Scott Drummey seconded. Approved unanimously.
- Mr. Bickford asked that David Allen post a preliminary notice for Planning Board meetings as soon as he knows what any agenda items may be. He can add to or change the agenda as additional information becomes available. Mr. Allen agreed to this.
- Mr. Allen will write the Local Government Center Attorney to ask for guidance on the deed issues related to the Edwards subdivision. He expects it will be necessary to supplement LGC guidance with more specific review by Town Counsel at the appropriate time.

Minutes of April 19, 2011: Paul Raslavicus made minor edits. Scott Drummey moved to accept the minutes of April 19, 2011 as amended. Dot Veisel seconded. Approved unanimously.

Minutes of April 5, 2011: Scott Drummey moved to accept the minutes of April 5 as presented. David Bickford seconded. Approved unanimously

Scott Drummey moved to adjourn the meeting at 10:09 PM. David Bickford seconded. Approved unanimously.

Respectfully submitted,

David Allen, Land Use Administrative Assistant

Minutes approved as amended on June 21, 2011.