

Washington Planning Board
Working Meeting – September 12, 2011

Working meeting to discuss changes to the Subdivision Regulations.

Assembly at 10AM:

- 0.1 Members present: Lynn Cook, Jim Crandall, Tom Marshall, Nan Schwartz
- 0.2 Alternates present: Steve Terani, Michelle Dagesse, Jean Kluk
- 0.3 Members and Alternates Absent: Lionel Chute , Bill Cole
- 0.4 Visitors: None

Cook motioned to open the working meeting at 10AM.

We discussed the three definitions that are being change to match the LUO. Kluk commented that the existing definition for street seemed better than the changed, discussion followed and we decided to keep the existing.

We went over the Preliminary Design Review section, a couple of minor changes were agreed on.

We then discussed section 4.07B. A typo was pointed out in the existing Subdivision Regulations section 4.10, Schwartz will correct it. Terani asked if the changes would preclude having people come in to talk about the feasibility of a project and the answer was no. The aim with preliminary design review is to get people in to speak to us early in their process so we can have some input when the plans are still at a conceptual stage.

We discussed restrictions for building on steep slopes, and whether steep driveways were restricted. There is language in the driveway permit for steepness but there are existing driveways that are very steep. There is language in the Subdivision regulations that deal with steep slopes also.

The question of whether the regulations could be more restrictive than

the LUO came up. The regulations are more specific than the LUO but they follow what is spelled out in the LUO. Dagesse mention that people coming to the Board of Adjustment for variances say that if something isn't specifically in the LUO, they think they can ignore it. An example was patios.

We discussed several other changes to the document and Appendix sections. We decided we need a better definition for Minor and Major subdivisions. Schwartz will ask UVLSRPC for help on this.

Schwartz will make the agreed on changes and provide everyone with a new version. Crandall asked that everyone be provided a copy of the latest existing Subdivision Regulations. Schwartz will make copies for everyone for our next meeting.

Cook closed the working meeting at 11:40AM

Respectfully submitted – Nan Schwartz