

Planning Board

October 18, 2007

Memorial Building

7:00 PM

The following are to be considered draft minutes only until approved by the Board at their next meeting

Present: Ken Jacques, Mike Howard, Kevin Lee, Peter Keene, Darrin Patten, Neal Huntoon arrived at 7:30.

Minutes: The meeting was opened at 7:00 pm by Kevin. Mike moved to accept the minutes of the meeting of September 20, 2007, 2nd by Ken, all in favor.

Literature and Correspondence: Kevin read a letter from the State re: Landscape Architects now need to be licensed and the DES sent out a drinking water newsletter. John Trachy reminded the Board of the Land Summit meeting on October 27, 2007.

Driveway Permits: One for Judkins on Philbrick Hill.

Charles Mylar: The Board did not sign this because the plan does not show the driveway elevation in 2-5' sections, the driveway turn-around is not shown, the driveway and turn-around need Brad's approval and the Board needs 4 more paper copies of the final map.

Woods Without Gile-continued Property Line Adjustment Hearing. Present: Mark and Ann Davis, Pierre Bedard, Tim Britton. Mr. Britton wants the Board to allow the parcels to be treated as separate lots and taxed individually but not called a subdivision. They also want a 2-acre parcel to be annexed. Ken moved to accept the boundary lines as presented on the map dated 10/18/2007, seconded by Darrin, all members voted in favor. A merger application was filled out.

Paul Malnati d/b/a Open Date Systems-Site Plan Review: No Show. Continued to November 15, 2007 at 7:30.

Courtney Daniell (UVLSRPC): Presented some options for contracting her for zoning work. She also presented a draft of her amendment to the zoning ordinance for the Board to review. Some discussion followed about lot-size averaging, minimum acreage, and set-backs.

Matarazzo-Final Approval Review for 129-acre Subdivision. Present: George and Patricia Matarazzo, Peter Blakeman, Ross Stevens, Bruce Gilday (wetlands scientist), members of the public. The Board went over the current maps using the checklist. A list was made of changes/additions that need to be made including:

- Streets need to be named-see #4
- Notes on plat need to state any and all restrictions-see #6
- Lot #6 has access across Lot #7
- State approval for subdivisions under 5 acres , wetlands, alteration of terrain

- Driveway/road access permits for Town Farm and Four Corners Roads
- Utility Poles need to be numbered
- Note the radius of the cul-de- sac in the cluster
- Access on Town Farm Road-distances

Ross had some concerns which he had already addressed with Peter Blakeman.

Darrin made a motion, 2nd by Neal to accept the application, all members voted in favor. Kevin asked for public comment. One resident asked if Town Farm Road would need to be “opened-up”(widened), Kevin thought that Brad would have to be involved in that decision. Another expressed satisfaction with the wildlife corridor. The Board wished to have more review of these plans scheduled into next month’s meeting.

Mr. Matarazzo asked for a vote tonight but they were not ready. Kevin wants the wildlife corridor reviewed by counsel, and he wants to review the letter from Ross. The Hearing was continued to November 15, 2007 @7:15pm. The flagging for the roads and wetlands should still be on the property if anyone wanted to walk it. John Trachy asked if the Board was considering the Conservation Commission’s request for the Town to assume a conservation easement on the wildlife corridor, they were.

Courtney continued...more discussion about the proposed zoning amendment and coming up with a contract for Courtney’s services. Courtney currently gets paid for about 3.5 hours for each meeting. She will be here at 8pm next month.

The Board then discussed the Forest Conservation District including explaining it to a resident who is affected. She gained a better understanding of the Ordinance. The Board thought that the proposed zoning amendment would need to be ready for the December meeting. Kevin was going to work on a draft of the letter to the landowners in the proposed expanded Forest Conservation District.

The meeting was adjourned at 9:45pm.

Respectfully Submitted,

Linda Huntoon, Recording Secretary