

Planning Board

September 20, 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: Darrin Patten, Mike Howard, Ken Jacques, Ken Rodgers (Alternate)

The meeting started at 7:10 pm. Due to the absence of members, Ken Rodgers was asked to sit in as a voting member. Ken Jacques nominated Darrin to run the meeting, seconded by Mike, all in favor.

Minutes: Ken Jacques made a motion to accept the minutes of the meeting of August 16, 2007. The motion was seconded by Mike, and all voted in favor.

Literature and Correspondence: Darrin reviewed the various seminars and course offerings.

Driveway Permits: None

Personnel: Mike made a motion, seconded by Andy to appoint George McCusker as the third alternate Planning Board member, all in favor.

Woods without Gile: A motion was made and the Hearing was continued to October 18, 2007 at 7:15pm.

Courtney Daniell (UVLSRPC): The Board took the time left until the next scheduled meeting to begin discussion with Courtney. She presented a map she had done which showed the Conservation District with the proposed expanded area. She has some questions for the Board.

Jean Goldsborough: Consultation; 2-lot subdivision. The property is on Sanborn Hill Road, two lots had been merged prior to her purchasing the property. She wanted to subdivide along those earlier lot lines but was advised that the 2 acre lot would not have enough road frontage so that the lines would have to be re-drawn. The Board also reminded her of setbacks and septic requirements, also that any wetlands must be mapped and do have restrictions.

Alex Kish: Site Plan Review, property on Sanborn Hill Road. Alex is considering purchasing the site at the end of the road that Continental Paving used and then left with construction materials from working on the Interstate Rest Area. The property is currently owned by Joe Abbondanza, who had planned to remove the material but was unwilling to meet the requirements of the town. Mr. Kish wonders if the Board is willing to work with someone who wants to truck the material out, and if most of the previous conditions would still apply. He would like to make more trips daily than the previous plan which the Board stated was Joe's plan and not the Town's. Mr. Kish was also concerned that the dollar amount for the bond seemed to fluctuate, but the board explained that that was because of Joe doing or not doing various amounts of work on Sanborn Hill himself, which changed the amount of the bond. There seems to be no definite plan for the property once the materials are removed, but the State does have a requirement for restoring the property. If Mr. Kish wants to go ahead with this, the Board would like to see estimates of the amount of material, how it would be moved, and how many truck trips/day were expected on Sanborn Hill. They would also want to be sure there is a plan for reclamation, and the Board would work with DES on standards and inspections.

Courtney continued.. She needs help with language to be used and “way more direction” to actually draft an ordinance. Darrin would like to see the proposal of lot-size averaging as a separate article. It would be considered on all parcels of land with more acreage than required for the minimum lot size and would allow the Board the discretion of using it when appropriate. The ultimate goals are to build fewer roads, keep more open land, and to keep people and houses closer and more accessible to services. Lots must still meet the minimum lot size for the slope and soil of the land.

Courtney wishes for the Board to remove “cluster development” from the regulations but, the Board feels they would like to be able to allow this where appropriate.

The Board still needs to work on the features for the feature-based zoning proposal. This would not be presented to the voters in 2008.

Courtney and the Board discussed how a potential landowner/developer and the Board would be able to determine the number of building lots eligible for lot-size averaging. The Board does not want to increase housing density of the Town in general. A plan would need to be presented showing how many building lots the parcel of land would allow according to the most current regulations. Courtney wanted the Board to decide whether they wanted to determine or approve the site for the undeveloped land, the Board wished to think about this. Mike wished to have defined what criteria the Board would use to approve or disapprove of a particular site. Courtney will return on October 18, 2007.

Courtney suggested that maybe setbacks and road frontage in the Forest Conservation District need to be changed as they are larger than in the rest of the town. Darrin commented that he thought the 35’ setback in the rest of the Town was already too much.

Mike would like to have a work session in order work on letters to landowners in the expanded Forest Conservation District. This is tentatively scheduled for October 4, 2007 at 7:00pm.

The meeting was adjourned at 9:10 pm.

Respectfully Submitted,

Linda Huntoon, Recording Secretary