

PLANNING BOARD PUBLIC HEARING ON ZONING AMENDMENTS
DECEMBER 28, 2006

PRESENT: Jim Coffey, Vice Chairman, Woody Meiszner, Jonathan Sawyer, Oliver Niemi, David Lage, Joanne Meshna

PUBLIC: Doug Waite, Liz Freeman, Suzan Schafer Meiszner

The meeting was called to order at 7:35 p.m. at the Town Office. Woody was appointed to fill Jacqueline Rager's vacancy.

Jim explained that the hearing was to discuss the amendments proposed by the Planning Board for the 2007 town warrant.

The first amendment discussed was a steep slopes amendment. Ollie explained that Article X: Conservation Overlay District is being replaced by a new Article X. The new article provides clearer definition of the conservation overlay district which currently contains the "Floodplain Overlay District" and the "Steep Slopes Overlay District". Slope is now defined as a change in elevation over a distance of 100 feet. If the change in elevation exceeds 15% the area would be considered as steep slopes land. The requirement for the one contiguous acre is that it contains land that is defined as not wetlands and/or having surface waters, land that has slope not greater than 15%, and has shape to provide for a 75 foot by 75 foot square of area within the one acre. Where there exists the defined one contiguous acre of land, even in the Steep Slopes Overlay District, the lot size may be 2 acres in total for the Rural District. Woody made a motion to forward the amendment to the Board of Selectmen for inclusion on the 2007 Town Warrant. Ollie seconded the motion and it passed unanimously.

The second amendment was to the Floodplain Development Ordinance. New Flood Insurance Rate Maps have been developed by FEMA and amendments to the Floodplain Ordinance are required in order to comply with the National Flood Insurance Program. Woody made a motion to forward the amendment to the Board of Selectmen for inclusion on the 2007 Town Warrant. Ollie seconded the motion and it passed unanimously.

Doug Waite explained that the third amendment involves the Wetlands Conservation District Ordinance. It rescinds the existing Wetlands Conservation District Ordinance and creates a new section D. Wetlands and Surface Water Conservation overlay District within Article X: Conservation Overlay District of the Zoning Ordinance. It includes provisions for variance procedures consistent with other dimensional controls within the Zoning Ordinance, clarifies language within Article XII. Dimensional Controls and provides dimensional control consistent with Article XIII. K. Septic Disposal.

The fourth amendment adds definitions within Article XVII: Definitions of the Zoning Ordinance pertinent to wetland and surface waters.

Woody made a motion to forward the third and fourth amendments to the Board of Selectmen for inclusion on the 2007 Town Warrant. Ollie seconded the motion and it passed unanimously.

As no changes were made to the proposed amendments, there will not be a second public hearing.

The Planning Board will meet on January 15, 2007 at 7:30 for a public hearing on a petitioned warrant article.

The meeting adjourned at 8:15 p.m.

Respectfully submitted,

Joanne Meshna, Secretary