

PLANNING BOARD WORK SESSION
JULY 16, 2014

PRESENT: Ed Dekker, Chairman, Liz Freeman, Tim Jones, Bert Hamill, Woody Meiszner

The meeting was called to order at 7:30 p.m. at the Town Office.

Joanne brought to the attention of the Board that the subdivision development on Old Beaver Road has been foreclosed on. The bond posted for the completion of the road is now invalid. A building permit for a new house has been submitted for approval.

The Board noted one of the conditions of approval for the subdivision was posting of a road bond. A new bond will need to be posted before a building permit can be issued. The Town Engineer will need to determine the amount of the bond needed to complete the road work.

Ed gave a report on the Board's visit to the Bruce White gravel pit on July 8 with Mary Pinkham-Langer. Members walked around the pit. The pit is bowl-shaped so erosion is not going off site. There is one piece of equipment that needs oiling to make it less noisy. There were no violations found.

The Board discussed and agreed on the following for the cluster amendment:

Clusters are allowed by conditional use permits given by the Planning Board.

Amount of open space:

- 50% of parcel
- Planning Board may allow reduction to 40%
- may require 80% of areas with high value natural resource as defined by the Natural Resource Inventory (NRI), but not to exceed 50% of the parcel

Number of dwelling units allowed will be determined by a yield plan for a conventional single family subdivision.

Incentive bonuses:

- maximum of 10% of allowed units with fractional units rounded UP to nearest whole number
- bonuses awarded for extra open space, public access to open space and hiking trails, protection of view sheds (as in the NRI), linkage to other open space
- the Planning Board discussed, but did not decide, if an extra lot would be allowed if a frontage lot on an existing road is preserved in its natural condition

Allowed uses:

- single family detached units
- multi-family up to a unit count of 4 per structure

The lot size must be sufficient to accommodate well, septic and alternate leach field.

Allow two options for setbacks:

- use conventional setbacks
- show building envelope and use average separation distance

Bert made a motion to approve the minutes of the June 18, 2014 meeting. Ed seconded the motion and it passed unanimously.

Bert made a motion to approve the minutes of the July 2, 2014 meeting. Ed seconded the motion and it passed unanimously.

The meeting adjourned at 9:15 p.m.

Respectfully submitted,

Joanne Meshna
Land Use Manager