

**PLANNING BOARD MINUTES
JANUARY 4, 2005**

ROLL CALL:

Lee Maloney, Chairman – Present
Ross McLeod, Secretary – Present
Phil LoChiatto, Regular Member – Present
Ruth-Ellen Post, Alternate – Present
Chris Doyle, Selectmen Alternate – Excused

Nancy Prendergast, Vice Chairman – Present
Walter Kolodziej, Regular Member – Present
Pam Skinner, Regular Member – Excused
Bruce Breton, Selectmen – Present

STAFF:

Al Turner, Director of Planning and Development – Present
Rebecca Way, Town Planner – Present

Ms. Maloney opened the meeting at 7:30 pm. Ms. Post replaced Ms. Skinner.

ZONING AMENDMENTS:

Citizen Petition

Mr. Turner: citizen petition. Discussion: warrant, location, 43.23 acres. Mr. McLeod motioned to move to public hearing on January 18 at 7:00 pm. Ms. Prendergast seconded. Passed 7-0.

Amendment #3 – WWPD

Mr. Turner: purpose, read as proposed, staff recommendations, stormwater treatment technologies manual, TSS removal. Discussion: guidelines, stormwater treatment system design, disturbed natural systems, special permit, Mr. Gove's recommendations.

Public input from: Mr. Roger Hohenberger, 5 Thomas Road; Mr. Karl Dubay, 21 Telo Road; Mr. Russ Wilder, Birchwood Road; Ms Lisa Linowes, 20 Bramley Hill; Mr. Wayne Morris, 14 Jordan Road; Ms. Barbara Dooley, 7 Heron Cove Road: controlling flow rate, flow rate evaluation, TSS removal, permitted areas, flood plain, buffer zone, meet performance standards, on site recharging, what is gained by the change, strip mined, areas, viable wetland, not relax WWPD, special permits, conflict of interest, citizen input is welcome, TSS removal percentages, wildlife adapts, does the change open the door to residential, citizen petition, Mr. Dubay uncomfortable with the comments made about his involvement, how much of the town is affected by this. Discussion: ordinance impacts, variances. Mr. Turner reviewed the suggested changes. Discussion: buffer, flood zone, purpose.

Mr. McLeod motioned to have staff incorporate changes suggest by Mr. Wilder, Mr. Gove, and others in a timely fashion to post for public hearing on January 18 at 7:00 pm including, but not limited to: 1) 601.3.10 Uses; 2) 601.4.5 detailed erosion control plan; 3) discharge must meet 80% total suspended solids; 4) recharge to source watershed; 5) flood plain district; 6) wildlife study on the impact of the use of the WWPD to be submitted with the application; and 7) 25' no cut buffer. Mr. Kolodziej seconded. Passed 7-0. Discussion: ask town counsel can it be challenged for residential.

Amendment #8 – Village District

Mr. Turner: name, purpose, read amendment. Discussion: area included, Historic District. Public comment from Mr. Hohenberger, Thomas Road; Mr. Galen Stearns, 8 Bridle Bridge Rd; Mr. Eric Nickerson, 2 Link Street; opening up the entire town to Center District zoning, no residential until substantial completion of commercial and office portion; would develop the front of his land first as it has the most interest, master plan. Discussion: design guidelines, potential problems, dilution of focus, mixed use required, neighborhood business district, off-road center, town vote, zoning, district, parcel, master plan.

Mr. Kolodziej motioned to move to Town Warrant. Mr. LoChiatto seconded. Discussion. Mr. Kolodziej amended his motion to strike "The Historic District" and altering the start of Section 612.1 to be: "To preserve the Historic District around ..." Mr. LoChiatto seconded. Passed 6-1. Mr. McLeod opposed.

Amendment #1 – Manufactured Housing

Mr. Turner: purpose, amend Section 603.2 by striking "mobile home" and replacing it with "manufactured housing." Discussion: definitions.

Mr. Kolodziej motioned to move to public hearing on January 18 at 7:00 pm as amended. Ms. Prendergast seconded. Passed 7-0.

Amendment #2 and #4 – Wetlands

Ms. Way: House Bill 1148 requires using the federally accepted definition of wetlands, criteria delineation. Discussion: state and federal requirements, 1987 Manual for Wetland Delineation.

Mr. Kolodziej motioned to move to public hearing on January 18 at 7:00 pm with the staff suggestions. Mr. McLeod seconded. Passed 7-0.

Amendment #5 – Flood Plain District

Mr. Turner: FEMA requires the Town to amend flood plain district. No public comment.

Mr. Breton motioned to move to Town Warrant. Ms. Post seconded. Passed 7-0.

Amendment #6 – Elderly Housing

Ms. Way: change from 6% to 10% elderly units allowed in the Town. No public comment. Discussion: age requirement.

Mr. LoChiato motioned to move to Town Warrant. Ms. Prendergast seconded. Passed 7-0.

Amendment #7 – Open Space

Mr. Turner: recommendation to add “and existing agricultural uses.” No public comment. Discussion: rights to the land, covenants, existing agricultural uses.

Mr. Kolodziej motioned to move to Town Warrant. Mr. McLeod seconded. Passed 7-0.

Amendment #9 – No time and temperature exception

Ms. Way: delete the “time and temperature” exception for illuminated changeable copy.

Mr. LoChiato motioned to move to Town Warrant. Mr. Kolodziej seconded. Passed 7-0.

Amendment #10 – Sign/Grading

Ms. Way: to not make signs higher. Public input from Mr. Dubay: supports amendment with some changes.

Mr. Post motioned to move to Town Warrant, as worded: “No artificial grading of the landscape is allowed for the primary purpose of enhancing the sign’s height.” Mr. Kolodziej seconded. Passed 7-0.

Amendment #11 – Sign Height

Ms. Way: changing the chart from 14’ to 12’. No public comment. Discussion: sign height.

Mr. Kolodziej motioned to move to Town Warrant. Mr. McLeod seconded. Passed 4-3. Ms. Prendergast, Mr. LoChiato, and Ms. Post opposed.

Amendment #12 – Mobile Homes

Mr. Turner: recreational campers. Discussion: Attorney Campbell’s definition, enforcement.

Mr. McLeod motioned to move to public hearing on January 18 at 7:00 pm amending to staff’s suggestion. Mr. LoChiato seconded. Passed 7-0.

Amendment #13 – School Impact Fees

Mr. Turner: replace wording to incorporate cooperative schools. No public comment.

Mr. LoChiato motioned to move to Town Warrant. Ms. Prendergast seconded. Passed 6-1. Mr. Kolodziej opposed.

Discussion: amendments to public hearing, building code, impact fees.

Mr. Kolodziej motioned to adjourn. Mr. LoChiato seconded. Passed 7-0.

These minutes are in draft form and have not yet been reviewed and approved.

Respectfully submitted, Nancy Charland