

PLANNING BOARD MINUTES
WORKSHOP
September 28, 2005

ROLL CALL:

Nancy Prendergast, Chairman – Present
Ruth-Ellen Post, Secretary – Present
Phil LoChiatto, Regular Member – Present
Neelima Gogumalla, Alternate Member – Present
Rick Okerman, Alternate Member – Present
Alan Carpenter, Selectman Alternate – Excused

Ross McLeod, Vice Chairman – Present
Walter Kolodziej, Regular Member – Excused
Pam Skinner, Regular Member – Present
Steve Griffis, Alternate Member – Present
Margaret Crisler, Selectman – Present

STAFF:

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

Ms. Prendergast opened the meeting at 8:45 p.m. Mr. Griffis replaced Mr. Kolodziej.

- Due to the shortened meeting schedule, prior minutes and correspondence were skipped.
- The Executive Summary of the Master Plan has been drafted. The graphics are being finalized. The Board will review the draft at the next upcoming workshop.
- Additional workshops will be scheduled as follows:
 - Impact fees to be discussed on October 12; a second workshop on that topic TBA.
 - Elderly housing to be discussed on October 26; staff is getting legal advice on possible changes to the annual survey of elderly housing residents.
 - Changes to the zoning map to be discussed on November 9; CIP will present on that same night, prior to zoning discussion.
- Village Center District Discussion:
 - “Village Center Objectives” are now written on the VCD Master Plan.
 - An aerial map, currently available in hard copy, will be available on line in Arc Reader, a program that can be downloaded at no cost.
 - A site walk on the south side of 111, around the area behind the Post Office, might be useful and may be scheduled.
 - Staff finds no conflict between VCD Master Plan and VCD zoning (Section 612).
 - The VCD Master Plan can be adopted by the Board as a part of the Town’s Master Plan or voted as the Board’s interpretation of the zoning ordinance.
 - Staff presented proposed revisions to the VCD Site Plan Regulations regarding “Civic Open Space” (identified in earlier meetings as “Green Space” and intended to mean public space). This would become Section 1310.5 and will be posted publicly for later vote.
 - Discussion: fifty-foot buffer in Section 612.3.1 refers to adjacent zoning districts, not to residential areas within the VCD and language may be added in March to clarify this; how should Section 612 be interpreted if there is no lot line, such as where condos are built and would it also apply to a private road; the 10,000 square foot maximum for retail space (Section 612.2) limits magnet stores and was to be re-examined this fall.
 - Motion by Mr. McLeod to schedule two items for public hearing on October 19, 2005 as follows: (1) Proposed revisions to VCD Site Plan Regulations regarding Civic Open Space’ and (2) Adoption of the VCD Master Plan map as part of the Town’s Master Plan. Motion seconded by Mr. LoChiatto. Motion passed 7/0.
- Wells issues being discussed at BOS meeting on Monday, October 2; the Planning Board is invited to attend.
- Staff distributed materials on community wellness.
- Motion by Mr. McLeod to adjourn; motion seconded by Mr. LoChiatto, passed 7/0. Meeting adjourned at 10:20 pm.

Respectfully submitted, Ruth-Ellen Post, Planning Board Secretary