

February 9, 2005

Subdivision Regulations Work Session

Members of the Planning Board, Engineering Department and the Town Planner met to review the subdivision regulations and recommend changes.

The following people were present: Diane Hopkins, John Mancini, Gregory Mercurio, Gerald Olean, and Michael Reilly. Also present were Albert Ranaldi, Kim Wiegand, and Ann Marie Ethier.

Chairman Mancini called the meeting to order at 6:17 p.m.

Mr. Olean made a motion to dispense with the reading of the December 15, 2004 Subdivision Work Session minutes. Mr. Reilly seconded motion. Motion passed unanimously. Mr. Olean made a motion to accept the minutes as presented. Mr. Reilly seconded motion. Motion passed unanimously.

Mr. Ranaldi stated that Section 14 should be in the Zoning Regulations. Mr. Reilly stated that it shouldn't be deleted from Subdivision Regulations if it is not in the Zoning Regulations now because it will be lost. Chairman Mancini agreed with Mr. Reilly and stated that Section 14 should stay in the Subdivision Regulations until Zoning is revised. The regulations should be revised every five

years or so. Mr. Ranaldi stated that Section 14 will be moved to after Section 20.

Mr. Mercurio asked about notification to the developer on Section 20, Article F and H. Chairman Mancini stated that notification should be taken care of in the Town's Standard Operating Procedures (SOP). Mr. Mercurio stated that the Planning Board does not know what kind of bonds, if any, are received from a developer, when the bonds expire, etc. Section 22 (1) E requires a revision box on all plans if there are any changes, and again Chairman Mancini stated that it is a SOP issue.

Chairman Mancini stated that a public hearing on the Subdivision Regulations will be scheduled for April 27, 2005 to hear comments from the public.

Ms. Wiegand read the definitions of bonds – remediation, performance, and guarantee.

Mr. Bennie Sisto attended the worksession. Chairman Mancini explained the revisions of the Subdivision Regulations and the upcoming public hearing. Changes will be put on the Town's website and will be available in the Planning Department for review.

Mr. Sisto's concerns included lighting at the entrances of subdivisions. For example, he feels that the entrance of Bridlewood should be lighted. The developer should be forced to provide lighting

as a safety measure or at least provide ability for future lighting. Ms. Wiegand responded that cul de sacs usually do not have lights at the end, even though it is a dark, large area.

Mr. Sisto went on to discuss detention ponds as a public safety hazard, as small kids are attracted to water. There are other alternatives to basins, such as underground storage bins. These bins are covered and safer. He was concerned about the maintenance of detention ponds, the quality of road construction, and fees for re-inspection. He feels that utilities should not be underground, and all utilities should be brought to the property line. As-built drawings of entire subdivision should be submitted to the town. The impact to schools, fire, and police of subdivisions should be determined. He also feels there should be a maintenance guarantee fund. All owners should sign off on all improvements before final approval is granted. He also asked if the fee schedule would be revised.

There being no further business to discuss, on a motion made by Mr. Olean and seconded by Mr. Reilly, it was unanimously voted to adjourn. Meeting adjourned at 8:40 p.m.

Respectfully submitted,

Margaret Weigner