

PLANNING BOARD MINUTES

June 9, 2010

Board members present:

Arthur Weber, Chairman Ron Wolanski, Town Planner

Jan Eckhart, Vice Chairman Frank Holbrook, Assistant Town Solicitor

Audrey Rearick

Richard Adams

Betty Jane Owen

Charlene Rose-Cirillo

Member absent:

Gladys Lavine

The meeting was called to order at 6:30 pm.

• Approval of the minutes of the April 29, 2010 special Planning Board meeting, and the May 12, 2010 regular meeting.

Motion by Ms. Owen, seconded by Ms. Rose-Cirillo, to approve the April 19, 2010 and May 12, 2010 minutes, subject to correction of the date on the May 12th minutes. Vote: 6-0-0.

Old Business

1. Public Hearing – Peter Gallipeau, Proposed 14 lot Major Subdivision, Bailey Ave. & Sachuest Drive, Plat 126, Lots 4, 217, 218, 219 Request for Preliminary Plan Approval.

Mr. Holbrook recused himself from the discussion of this matter.

Mr. Weber stated that the proponent has agreed to and requested a continuance. He suggested that the matter be continued to the July Planning Board meeting.

Motion by Ms. Rearick, seconded by Ms. Owen, to continue the matter to the July 14, 2010 regular Planning Board meeting. Vote: 6-0-0.

2. Review of potential amendments to Zoning Ordinance Article 25A Wind Turbines regarding viewshed & historic landscape protection.

Mr. Wolanski reviewed the proposed amendments included in the draft provided by the Town Solicitor's office. The amendments would implement additional submission requirements for medium and large-tower turbines, and implement a procedure to provide for consideration of impacts on scenic and historic views.

Mr. Adams stated that the proposal is overly burdensome for applicants and discourages the development of turbines.

Mr. Eckhart agreed, and stated that the requirement to identify and evaluate impacts on all public views as defined is an impossible task.

Ms. Owen agreed.

Mr. Adams suggested that the proposed procedure be eliminated in favor of general guidance for use by the boards in evaluating view impacts.

Mr. Weber stated that language in the Comprehensive Plan requires that the ordinance address protection of views.

Following additional discussion there was consensus that the current ordinance must be amended to some extent to be in better conformance with the Comprehensive Plan. A special workshop-style

meeting will be held to discuss options. Assistant Solicitor Roland Chase, and members of the Zoning Board of Review will be invited to participate.

Motion by Ms. Rearick, seconded by Ms. Rose-Cirillo, to continue action on the matter to the July 14, 2010 regular Planning Board meeting, with a special meeting scheduled for June 28, 2010 at 9am.

Vote: 6-0-0.

3. Request of the Zoning Board of Review for an advisory recommendation pursuant to Section 1106 of the Zoning Ordinance regarding a request for approval for residential development within Zone 1 of the Watershed Protection District. Peter Gallipeau, Proposed Lot 9 of the Saltwood Farm 14-lot Subdivision, Bailey Ave. & Sachuest Drive, Plat 126, Lot 4.

Mr. Wolanski stated that Mr. Gallipeau has stated to him that this application will be withdrawn from consideration by the Zoning Board of Review, and there is therefore no need for a recommendation from the Planning Board.

Motion by Ms. Rearick, seconded by Ms. Owen, to table the matter.

Vote: 6-0-0.

4. Update on Comprehensive Community Plan 5-year update process

Mr. Weber stated that the Comprehensive Plan Update Committee is now in the process of reviewing the Land Use Element. The next meeting will be held on June 17, 2010 .

New Business

5. Discuss proposed revisions to the subdivision regulations regarding the completion of infrastructure prior to issuance of

building permits.

Mr. Wolanski , and Town Engineer Warren Hall described the proposed amendment to require completion of utilities and storm drainage infrastructure prior to the issuance of building permits. There have been situations where homes are constructed prior to the completion of infrastructure, which can be problematic. A proposed checklist was presented.

Mr. Eckhart stated that the requirement could cause a financial burden for developers.

Mr. Hall stated that subdivision lots could still be sold, generating funds for completion of the infrastructure, but building permits would not be issued until infrastructure is complete.

Ms. Rose-Cirillo asked about requirements in other towns.

Mr. Hall agreed to research the practices in other towns.

Motion by Ms. Owen, seconded by Ms. Rearick, to continue the matter to the July 14, 2010 regular Planning Board meeting. Vote: 6-0-0.

Motion by Ms. Owen, seconded by Mr. Adams, to adjourn. Vote: 6-0-0

The meeting adjourned at 7:30pm

Respectfully submitted:

Ronald M. Wolanski

Town Planner