

THIS IS AN UNOFFICIAL SUMMARY OF THE MEETING. PLEASE NOTE THE MINUTES ARE THE OFFICIAL RECORD OF THE MEETING.

Date: February 26, 2016
To: Sue Desruisseaux, Town Administrator
From: Jonathan O'Rourke, Planning & Zoning Administrator
RE: February 25, 2016 Planning Board Meeting

Present were: Acting Chairman Philip D'Avanza, Tim Redmond, Kimberly Peace, Michael Conlon Alt., Mark Lemay – Selectman, Gail Labrecque, Jonathan O'Rourke – Planning and Zoning Administrator and Patty Gale - Planning & Zoning Assistant.

Meeting convened at approximately 7:05 p.m. All members present were voting members.

Board members voted to approve the Minutes of February 11, 2016 as printed.

Map 4, Lot 20, this is a Conceptual Review of a plan previously submitted that the Board did not accept as complete. The applicant is requesting to subdivide a portion of Map 4 Lot 20 into five lots which includes one open space lot. The applicant has now gone before the Board of Selectmen to unmerge the lot into two separate parcels.

Staff briefly explained the proposed conceptual plan to the Board. The Board determined there was no regional impact decision to be made currently and see as this is a conceptual review there is nothing that would be considered binding. The Board heard a presentation from Michael R. Dahlberg, Land Surveyor for the application. The Board discussed concerns about the subdivision in regard to Section 13.5 Open Space Developments. Specifically Section 13.5.3 Location – An open space development may be approved only on land located within the R-1, R-2, Agricultural or Conservation zoning districts and having a Parent Lot of 10 acres or larger. Currently the plan includes approximately 9.8 acres; the Board would like to see the requirement of 10 acres is met. Mr. Dahlberg stated that he believed that Section 13.5.5 gave the Board flexibility over the 10 acre requirement. Other topics include but not limited to the cistern required by the Fire Department, driveway offset to Checkerberry Lane and need for drainage. The Board determined a traffic study does not need to be completed.

The Board briefly reviewed correspondence.

Tim Redmond stated there is only one presentation for the March 10, 2016 meeting and nothing currently scheduled for the March 24, 2016 meeting and the April 14, 2016 meeting. He expressed an interest in potentially having more than one presentation per meeting. Mr. Redmond mentioned if there is nothing on the agenda, and the scheduled meeting is to be canceled that proper notification is required.

The meeting adjourned at approximately 8: 20 pm.

Respectfully submitted,

Jonathan O'Rourke, Planning & Zoning Administrator