

Town of Springfield, NH

PLANNING BOARD WORK SESSION

JUNE 29, 2006

MEMORIAL BUILDING

7:00 P.M.

The following minutes are to be considered draft minutes only until approved by the Board at their next meeting.

Planning Members Present: Kevin Lee, Linda Welch, Darrin Patten, Peter Keene, Andy D'Amico, Alternate: Ken Rodgers, and Town Engineer: Ross Stevens.

Zoning Members Present: Mark O'Halloran, and John Graham.

Others: Steve Berkeley.

The meeting was called to order at 7:10 p.m.

The Board reviewed their regulations regarding road frontage issues and 50 foot right of ways, which arose at the June 15th meeting.

The Upper Valley Lake Sunapee Region Planning Commission was asked to review the Subdivision and Zoning Regulations for road requirements and cluster developments. In addition, they were asked to take a look at the subdivision proposal for George and Pat Mattarazzo, which is currently in design review process. (see comments from UVLSRPC attached.)

Ross Stevens reviewed frontage requirements, driveway and private road regulations and cluster development with the Board.

Ross indicated that clause C in the Zoning Ordinance appears to be in conflict with the Master Plan and Subdivision Regulations, whereby it enables property to be developed more densely than rural character dictates. The Subdivision Regulations state that where conflicts between regulations arise, the higher standard will govern. The more restrictive setting is in the Subdivision Regulations. Ross also reviewed length to width issues of lot sizing with the Board. Current lot density sizing and soils and slope data would have to be calculated for cluster development.

Ross discussed with the Board notification to the Mattarazzo's of the conflict caused by the problematic regulation. Kevin will send a letter to them addressing the concerns of the Board.

Steve Berkeley reviewed his conceptual plan with the Board in light of the recent findings. The Board felt that a private road would be required for him to continue as he has proposed.

Further review of the roadway regulations will be done by the Board.

With no further business, the Board voted to adjourn at 9:45 p.m.

Respectfully Submitted,

Janet Roberts,
Recording Secretary