

Planning Board

May 17, 2007

Memorial Building

7:OOPM

These minutes are considered a draft until they are approved at the next meeting.

Present: Kevin Lee, Darrin Patten, Ken Jacques, Andy D'Amico, Neal Huntoon (Selectman), Ken Rodgers (Alternate), B. Manning (Zoning).

Minutes: At 7:02 the meeting was called to order. A motion was made to accept the minutes from the meeting of 4/19/07 as written, seconded and approved.

Reports: Driveway permit on Bowman Road.

Literature and Correspondence: A letter from UVLSRPC for a meeting that had already taken place. Kevin suggested we should have a representative.

Courtney Daniels -UVLSRPC: Here at the request of the Board to offer some help in possibly updating the Planning and Zoning Regulations. She wanted more direction from the Board. She suggested that the Board needs to define a sub-division. The Board discussed ways they could use other Town Plans to help Springfield tailor a plan of its own. They were interested in Feature-based Zoning (Newbury) and lot-size averaging (Lyme). Courtney will get information from other Town Plans and give this to Janet as she will not be attending the next meeting.

Charles-Continued public hearing for a two-lot subdivision: Present-Mac Charles. He had no Mylar and no surveyor present. Road width was again discussed, with the possibility of 14' being acceptable. Mac thought he would put a circle at the end of the private road to facilitate plowing in the winter. A motion was made and approved to continue the hearing to 6/21/07 @ 7:25pm.

Matarazzo-Design Review: Present -George Matarazzo. Andy D'Amico stepped down. George reviewed his layout for the wildlife corridor and discussed deed restrictions on lots that contain the corridor and/or wetlands buffer. He wants to come to the July or August meeting with a Plan for final approval.

Drainage systems were discussed. Ken asked if Peter Blakeman and Ross Stevens were getting together about road concerns. Plans will be given to Ross Stevens as they become available. Wetlands crossings have been or are being submitted to the State.

A motion was made by Ken seconded by Darrin, to continue the Design Review, to 6/21/07 @7:30pm unanimously approved.

Lee-Continued Public Hearing for a two-lot sub-division: Present Tim Lee, Clayton Platt. Mylar was presented with corrections. Kevin reviewed final checklist. Andy made a motion to accept, seconded by Darrin and the sub-division was unanimously approved by the Board.

Hansen-Consultation: Present Clayton Platt. Clayton presented a plan to create several lots on the property where Michael Hansen currently operates his bridge maintenance business. These lots would be leased to other companies, primarily for commercial storage with long-term leases. The Board discussed whether the area might be zoned light commercial with restrictions or whether each leasee must come before the board for approval. This presentation was just to get the Board's input and suggestions.

Star Lake Farm-Consultation: Present Todd Richardson. The owner of Star Lake's 1730 acres is interested in placing that property in a conservation easement. He wants advice on how to make provisions for a few houses to be built, possibly in the distant future by descendants. The Board told Todd that the town would have little to do with building houses on this property as it has Class VI roads for access and that the details would be worked out with the Ausbon-Sargent people.

Other Business: Kevin is working on a draft of the home business/occupation letter. B. suggested maybe a public meeting to allow discussion of this issue.

The meeting was adjourned at 9:12pm.

Respectfully Submitted,

Linda Huntoon

Recording Secretary