

Planning Board

June 21, 2007

Memorial Building

7:00 P.M.

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

Present: Peter Keene, Mike Howard, Andy D'Amico, Ken Jacques, Darrin Patten, Ken Rodgers (Alternate), Ernie Mills (Alternate), Neal Huntoon (Selectman).

Minutes: At 7:05 Peter Keene opened the meeting in Kevin's absence. Ken made a motion to accept the minutes of the May 17, 2007 meeting, seconded by Andy and unanimously approved.

Reports: The board members were each given a folder with copies of information provided by Courtney Daniels, "Innovative Zoning Techniques". This had information on Lyme and Newbury zoning, and some recommended amendments to the Subdivision Regulation definitions. She is awaiting comments/feedback about the information she provided. The board decided to look the information over and discuss it at the July meeting. Courtney also provided a link to the Hopkinton Zoning Ordinance and Janet printed out the section (5.5) on noise control. Some members expressed that maybe Hopkinton was not the best example to use. Mike Howard agreed to get info on New London's noise ordinance from Pete Stanley.

Mac Charles: Continued Public Hearing for a two-lot sub-division: Present, Mac Charles. Plans and Mylar were submitted. Road width in the plan is 15' with 2' shoulders (total 19'). The checklist was reviewed by the entire board.

Discussion was held about the driveway. The driveway will have a "Y" to allow for emergency vehicles. Darrin made a motion to allow a 15' driveway with 2' shoulders, with an "as-built" plan submitted, presented to the town engineer for approval, with Brad checking at each phase of construction. The motion was seconded by Andy and unanimously approved. (The builder/owner will notify Brad).

The plan does not include the required statement about no further sub-division.

The pins have not been checked.

It is unclear whether the well has the correct setback and 75' radius, the lot-line may need to be changed.

The Hearing was continued to July 19, 2007 at 7:15pm.

Kevin Lee arrived @ approximately 7:30.

Matarazzo: Continued Design Review Hearing: Present: no one. The Board voted to continue the hearing to July 19, 2007 at 7:20pm.

Donald and Bonnie Gambino: Consultation about sub-division. Present: Bonnie Gambino and Jo Ann Cross.

The Board is concerned about the well radius; an application for waiver has been filed with the State.

The Board would need a plan which shows the building envelope and driveway.

Some members wondered if this was the only possible location for the septic system.

Bonnie wants to make an application in July.

Woods Without Gile: Annexation/Lot Line Adjustment Hearing-Present: Ann and Mark Davis (owners) and Pierre Bedard. The tax map shows only 2 properties. The Davises want to change the lot lines to “reflect the historic boundaries” and to make things easier for the Ausbon-Sargeant Land Trust. The land will soon be placed in a conservation easement.

Some on the Board suggest that it’s possible that the 3 are already separate lots, and this needs to be researched, Darrin will do this. This is a class VI road and sub-divisions are not allowed. Pierre will get a copy of the deed, which he says describes the 3 separate parcels. They also plan on annexing a 2 acre lot (D).

The Hearing was continued to July 19, 2007 at 7:30 pm.

Bob Costello-Consultation: No Show

Tim Moulton-Consultation: No Show

Jeff Downing-Consultation: No Show

Miscellaneous Business: Kevin presented his draft of the home occupation/business letter. The Board discussed different ways to word the letter. Kevin will send a letter to zoning for their in-put. The Board discussed holding a public meeting after the letter is sent, ideas were exchanged concerning the format of the meeting. John Trachy wondered about enforcement of these regulations.

The Conservation Commission is concerned about the bank on Brian O’Day’s property. They would like to see the bank revegetated. A letter will be drafted by the Selectmen asking Mr. O’Day to come in to discuss ways to improve the bank.

John Trachy presented a letter from the Conservation Commission requesting that Mr. Matarazzo use open bottom box culverts where culverts are needed, on his proposed development off Four Corners Road/Town Farm Road. They also suggest that the Wildlife

Corridor, planned by Mr. Matarazzo within this development, be deeded to the Town, along with areas within the wetlands buffer, as Conservation easements.

John Trachy brought in lighting ordinances from other towns.

Sawyer: A property near Twin Lake Villa where 2 houses were torn down and one house is to be built- this was up for septic approval with a letter from Ross Stevens. This would probably need a variance.

With no further business the Planning Board adjourned at 9:45pm.

Respectfully Submitted

Linda Huntoon

Recording Secretary