

Planning Board

November 15, 2007

Memorial Building

7:00PM

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

Present: Darrin Patten, Peter Keene, Mike Howard, Neal Huntoon (Selectman, @7:35 pm) Peter Keene was acting Chairman in the absence of Kevin Lee. The start of the meeting was delayed until 7:35 pm due to the lack of a quorum of the Planning Board until that time.

Minutes: A motion was made to accept the minutes from the meeting of October 18, 2007 as written, seconded and approved.

Reports: No Driveway permits. The Board is still unable to sign the Charles mylar as it has not changed.

Literature and Correspondence: The Conservation Commission brought in copies of a June 21, 2007 letter asking that the Town be granted a Conservation Easement on all the wetlands and buffers and also the wildlife corridor on the Matarazzo Subdivision.

Charbonneau/McFarlin-Property Line Adjustment Hearing. Present: David Eckman (Eckman Engineering), Bob Stewart. There were two problems with notification for this hearing. The ad did not get into the paper early enough and two abutters did not get notified because one was not on the list and the other had an incorrect address. The office will take care of re-notification. A map was presented, there is a mylar and the pins have been set. They are moving the lines because the house is on the current property line. The acreage of the two lots will not change and both will still have adequate road frontage. Neal made a motion to accept the plan, seconded by Darrin, all in favor. Because of the notification issues the Hearing was continued to December 20, 2007 at 7:10 pm. The pins still need to be checked.

Matarazzo Subdivision-Final Approval Review. Present: George Matarazzo, Ross Stevens, Peter Blakeman was unable to attend. Ross brought in a letter which listed his concerns. Neal asked for clarification of the open-bottom box culverts issue and Ross' opinion was that the State Wetlands Board would probably decide if these were necessary and that they (the State) were moving toward requiring them. There was discussion about permanent marking of the wildlife corridor and wetlands buffers. The Conservation Commission offered to mark the area but there still needs to be a decision made about whether the Town would hold the easement. The Board wants to find the best way to protect the Town's interest in keeping the integrity of the wetlands/buffers and the wildlife corridor. There was discussion about deed restrictions and if that was enough or if the Town wanted the easements in order to be able to monitor compliance. Mr. Matarazzo thinks that "policing" by neighbors can be very effective, and he wants to know who else has their wetlands buffer monitored. He doesn't want more delays. If the Town holds an easement there might be legal costs involved if there are violations. The

Conservation Commission has agreed to monitor this property if the Town held an easement. Kevin was checking with an attorney about these issues. Mr. Matarazzo will check with his attorney, too.

Darrin brought up the issue of a bond, so that if the project does not get completed the Town has the funds to do that. Ross discussed some options for the Town to get insurance.

Neal asked if the project would be completed in phases and Mr. Matarazzo said yes, at least 2 phases. There was discussion about how the Town would take over the road. A road has to withstand a years worth of maintenance before the Town takes it over. Brad needs to be consulted about this. Ross thinks phases make economic sense. Construction phases should be marked on plan.

Darrin mentioned a group of trees on the Town Farm Road entrance that should be removed to increase sight distance.

The Hearing was continued to December 20, 2007 at 7:15 pm.

Paul Malnati/Open Date Systems: No one present

Christine Walker (UVLSRPC): She is here because Courtney is on medical leave. She was concerned about the time-line for getting any issue ready for the March elections. She wants to encourage the Town to have a circuit rider contract to provide on-going advice from UVLSRPC. She will help the Board with the specifics of implementing the ideas they have. The Board set up a work session with her for Tuesday, December 18, 2007 @6:00pm.

The meeting was adjourned at 10:00pm.

Respectfully Submitted,

Linda Huntoon

Recording Secretary