

**Planning Board**  
**April 26, 2018**  
**DRAFT MINUTES**

**1. Call to order**

The session was called to order at 7:00 p.m. by Mr. Langdon Plumer - Chair.

**2. Introductions**

Members present Langdon Plumer – Chair, Nicholas Gray – Alternate, Kathy Corson – Select Board Representative, Gwen English, Kelly Bergeron, and John Grueter – Alternate.

Staff present: Dave Sharples – Town Planner.

**3. New Business**

Public hearing on proposed changes on site plan and site sub division regarding storm water regulations. Final hearing and the Board will be asked to make a decision after comments and discussions.

**Mr. Sharples-** Town Planner did a quick recap on the Storm water, sub divisions and site planning regulations which were reviewed last year by a contractor to make sure that they were consistent with the MS4 Permit requirements that had been issued. The Contractor found that the regulations were not consistent. Mr. Sharples previously passed out a thick booklet to all the Board members with the review results. The only thing added was in blue writing and it recommends to add Flood proofing/potential Flood impact from increased flooding over time.

**Ms. English** asked about page 9-3 were it talks about the low impact development, is that defined anywhere in our regulations? Also is the plan determined to be a LID at the Town Planner level or at the Planning Board level and who determines that the plan has been developed using a Low Impact Development?

**Mr. Sharples** states it is ultimately the planning Board, but we usually rely on 3<sup>rd</sup> Party Review.

**Mr. Gray** asked if we had any assessment of any required investment of time and money that Developers will need to put forth in order to comply with these regulations.

**Mr. Sharples** says we had a Public hearing and noticed it. There were no assessments of time or money done.

**There were no further comments or questions from the Board.**

**Mr. Sharples** pointed out the tabs on the Booklet previously passed out to the Board. They added a few definitions and new references throughout the whole document.

**Ms. Corson** motions to amend the Site Plan Review and Sub Division regulations by DELETING the existing Site Plan Review and Sub Divisions Regulations in its entirety and replacing it with

the Draft Site and Sub Division Regulations amended March 8<sup>th</sup> 2018 and change the adoption date on page 2 to April 26<sup>th</sup> 2018.

Ms. Bergeron seconded the motion.  
Motion passed unanimously.

#### **4. Additional Business:**

##### **Planning Board Committees Review on the New Master Plan, it is complete and published.**

**Mr. Sharples** stated they just updated the Master Plan and there is plenty to do. On page 6 There are 4 Committees listed, 3 of them are standing and 1 is the Master Plan. The Board and Mr. Sharples continued to discuss the Committees in details. The Board agreed to a 3 member Committee. It seems that Mr. Brown, Mr. Cameron and Mr. Grueter are interested in the 3 Member Committee. Mr. Sharples says he will Notice a Public Hearing and wants to be consistent with what the Public Hearing and what the Board wants to hold the Public Hearing on. So far he is hearing that the Board wants to hold a Public Hearing on removal of 6.1 C and D and replacing it with the new Master Plan oversight Committee. Which will then become the new C.

**Ms. Corson** pointed out that they have not gone thru the different Boards yet and presented the Master Plan, except for the Select Board.

**Mr. Sharples** states he was hoping that this Committee would that, but will add a sentence about Public outreach.

Ms. Corson says she will start a 7 member Communications Committee which will be consist of 7 Citizens. They will be working with the TV and IT and various other Departments. The objective is to get the information out to the various age groups.

##### **Amendments to the Minutes for January 25<sup>th</sup> 2018:**

**Ms. English** is wondering if they can come up with different wording for the large paragraph Starting with Mr. Sharples the next to the last line? It starts with DWD file, Boathouse dwelling Deeds with plot line dwelling consistent with plans shall be recorded. The Board decided that a period after approval was sufficient enough and strike the rest. Also Katherine's name was spelled with a C, needs to be corrected to a K. Correction to the name Nicolas, and should be Nicholas with an H.

**Mr. Sharples** states that the Recording Secretary is no longer here and there are quite a few grammatical errors.

Mr. Grueter motioned to approve the minutes from January 25<sup>th</sup> 2018 as amended.

Mr. Gray seconded the motion.

All I's and 1 abstention, the motion passed.

##### **Minutes for February 8<sup>th</sup> 2018:**

**Ms. English** states there are mostly typos and grammatical issues no substance issues.

**Ms. Corson** motioned to approve the Minutes for February 8<sup>th</sup> 2018.

**Ms. English** seconded the motion.

**Motion passed unanimously.**

#### **Minutes for February 22<sup>nd</sup> 2018:**

The middle of the page the big paragraph the second line reads the special has been secured by the applicant. The word exception will be added to the sentence so that it reads special exception has been secured by the applicant.

On page 2 the sentence that starts with in addition to each unit is not Correct. Strike on each unit and remove the entire sentence of "So between the Pond and the drip edges, half of the drain is going into the drip edges."

Page 4, fourth line starting with Ms. Corson. Commons is tight but access of traffic is commen, strike commen and add coming.

Page 10 2/3 ways down the address is incorrect and should be corrected to 5.

**Ms. Corson** motioned to approve the February 22<sup>nd</sup> Minutes as amended.

**Mr. Gray** seconded the motion.

All I's and 2 abstentions.

**Motion passed.**

#### **Minutes for March 22<sup>nd</sup> 2018 and April 12<sup>th</sup> 2018 tabled until next meeting May 10<sup>th</sup> 2018**

**Mr. Sharples** states the Field modification was approved. The request for meeting place had a Tot lot in the back as part of building 4. The Vester housing was changed to a little bit bigger and added Hop Scotch and Basketball Hoops that were approved. A couple of other things are pending and he will update the Board as soon as they get approved.

**Ms. Corson** motioned to adjourn the meeting.

**Ms. English** seconded the motion.

Motion Passed.

Mr. Plumer- Chair declared the Meeting adjourned at 8:15pm.

Respectfully submitted.

Melody Hypolite  
Recording Secretary