

PUBLIC NOTICE|  
PLANNING BOARD  
October 20, 2011

MINUTES

- I. Call to Order/Roll Call: The meeting was called to order at 6:00 p.m. Present: Mike Mansolilli, Mike Magnani, Ryan Donahue (6:15 pm), Chris Rawls, Chad Terry, Lee Worcester, Code Officer Donald Lagrange,
- II. Approval of Minutes of October 6, 2011: It was Moved (Magnani) and Seconded (Worcester) to approve the minutes of October 6, 2011 as presented, Vote: 4 – 0 – 1 (abstain Rawls)
- III. Visitors to be heard not on the agenda: none
- IV. Application: Zimmerman & Choma, Map 21, Lot 9-1, 94 Freeman Ridge Road; Purpose: re-division of previously approved subdivision. It was Moved Worcester and seconded Terry that the application is complete with the inclusion of the zone plan being corrected from zone C to Zone B. Vote: 5 – 0

Review Criteria: Lagrange said this section is all that is required to review and suggested the Board review each item and make it a part of the record.

Pollution: It was Moved Worcester and seconded Magnani that Pollution is approved as the elevation is above sea level and the soils can support waste disposal as evidenced by designs. The slope of the land will not cause any effect on effluent. There are no streams in vicinity to be affected. Applicable health and water resource rules and regulations have been previously addressed in the original subdivision request and not applicable to this request, according to the outline in the memo presented by the CEO dated October 14, 2011. Vote: 5 – 0

Water: It was Moved Terry and Seconded Mansolilli that there is sufficient water available for the reasonably foreseeable needs of the subdivision and will not cause unreasonable burden on existing supply per Section VIII, General Standards A., Central Water Supply, and is approved based on the recommendation of the CEO in his memorandum of October 14, 2011 that there is availability of sufficient water. Vote 5 – 0

Ground Water: It was Moved Worcester and Seconded Magnani to accept the Ground Water criteria based on the CEO's memo of 10-14-11 which indicates it is not applicable. Vote: 5 – 0.

Erosion: It was Moved Magnani and Seconded Mansolilli that this be accepted based on the CEO's recommendation in his memo of 10-14-11, and the condition that the topsoil will not be removed from the site and except for normal thinning

landscaping and cutting trees to provide access to direct sunlight, the existing vegetation shall be left intact to prevent soil erosion and minimize storm water runoff. Vote: 5 – 0

Storm Water: It was Moved Worcester and Seconded Mansolilli that the storm water be approved with the condition that any drainage on the property will not exceed current drainage and the property owners will not allow pre-development drainage to increase to any abutter, and be reflected on the site plan for building construction. Vote: 6 – 0.

Sewage Disposal: It was Moved Magnani and Seconded Mansolilli that this be approved based on the recommendation by the CEO dated 10-14-11, and with the note that subdivision plan test pits (TP 20 and TP21) were completed for the original subdivision and provides for suitable subsurface wastewater disposal system for this property. Vote: 6 – 0

Solid Waste Disposal: It was Moved Mansolilli and Seconded Terry that Solid Waste Disposal be approved based on the recommendation of the CEO in his memo of 10-14-11. Vote: 6 – 0.

Traffic: It was Moved Worcester and Seconded Mansolilli, that Traffic, #8 will not cause unreasonable public road congestion or unsafe conditions based on the recommendations of the CEO in his memo of 10-14-11. Vote: 6 – 0.

Aesthetic, Cultural and Natural Values: It was Moved Magnani and Seconded Worcester that Item 9 is Not applicable based on the recommendations of the CEO in his memorandum of 10-14-11. Vote: 6 – 0

Surface Waters: It was Moved Magnani and Seconded Terry that surface waters, Number 10 be accepted based on the CEO recommendation that there is no watershed of any pond or lake within the area of the property and is therefore not applicable. Vote: 6 – 0

Conformity with Local Ordinance and plans: It was Moved Worcester and Seconded Magnani that the CEO recommendations that the lot area meets the minimum requirements of Zone B of the SWH LUO which requires 40,000 s.f. lot area when using septic system and well be accepted. Vote: 6 – 0.

Flood Waters: It was Moved Mansolilli and Seconded Magnani to accept the CEO recommendation that this project is not in a flood hazard area and is therefore NA. Vote: 6 – 0.

Freshwater wetlands rivers streams or brooks: It was Moved Mansolilli and Seconded Worcester that the Board accepts the CEO recommendation that this section is not applicable and no potential freshwater wetlands, rivers, streams and brooks are within the proposed lots. Vote: 6 – 0

Financial Capacity: It was Moved Worcester and Seconded Mansolilli that the division of one lot does not require any financial capacity as recommended by the CEO Vote: 6 – 0.

Monumentation: It was Moved Worcester and Seconded Magnani to accept the recommendation of the CEO that this is approved conditional upon the setting of the property pins and monuments to be set at each corner of the two properties in conformance with Section VIII General Standard A.4 Monuments. Vote: 6 – 0

It was Moved Worcester and Seconded Magnani that the division of Map 21, Lot 9-1 of the Pines subdivision into two parcels be approved, comprising of 1.08 acres for Lot 9-1B and 2.0 acres for Lot 9-1A as submitted as amendment #3 to the original plan. Vote: 6 – 0.

The Board took a brief recess at 6:40 p.m. prior to the workshop session, to sign the documents for the applicant.

Application: Ordinance Proposal Review

- a. Zoning Map & Description
- b. LUO Amending Requirements
- c. Definition – Building Height
- d. Specific language changes to Zone B

V. Adjournment: It was Moved Worcester and Seconded to adjourn the meeting at 8:05 p.m. Vote: 6 – 0.