

Minutes

Planning Board Meeting

December 5, 2013

Members of the Planning Board in attendance were Charles Moreno, Paul Eaton, Terry Hyland, Steve Leighton, ex-officio member, Lynn Sweet, and Donald Coker. The Chairman called the meeting to order at 7:30 PM and announced the members present. The closing date for applications to appear on the agenda for the January 2, 2014 regular meeting is 5 p.m., Tuesday, December 17, 2013. The Chairman advised that the Board has a policy setting time limits for meetings and that the Board will not consider any new business after 10:30 PM. Board members then turned to minutes of several previous meetings. Donald Coker then made a motion to accept the minutes for the November 2013 meeting as presented; Paul Eaton seconded the motion and there was no further discussion. Paul Eaton then made a motion to accept the minutes of the October 2013 meeting as presented; Donald Coker seconded the motion, there was no further discussion, and the vote was unanimous in the affirmative. It was agreed to hold the September 2013 minutes until next month.

There was still no news regarding the application of JANET CHASSE PREVATT AND TERRY PREVATT for 3-lot, revised to 2-lot, subdivision of their property located at 79 Ridge Farm Road (Tax Map 15, Lot 22). New notifications will be sent if new information is received from the applicant.

The first order of new business was to call on Ashley Rowe, representing Géomètres Blue Hills, regarding the application of MICHAEL MATHIEN and KAREN MARTIN for 2-lot subdivision of their property located at 168 Back Canaan (Tax Map 4, Lot 83-1-6). This is a major subdivision by cumulative impact. Charles Burnham, Bonita Young, and Joe Cicirelli, abutters, were present. Mr. Mathien is hoping to create one new lot out of his 18.6 acre parcel. The proposed new lot has two potential building sites, one at the front and one beyond the wet areas at the front of the lot. David Allain flagged wetlands in the area pertinent to the building areas. There is a known vernal pool on the abutting Greenwood property (Lot 83-1-5), but Mr. Allain has reviewed the information and says that there is no evidence of vernal pools in this lot. Mr. Rowe noted that he had received word that there was concern about vernal pools and he then submitted a test pit and wetlands data report from Mr. Allain that included comments regarding the vernal pools.

The Board then reviewed the plans with the checklist. There was a lengthy discussion of Subdivision Regulation 2.6.14, which requires underground utilities, and whether the intent of the regulation was to require underground service only when new roads are involved in a development or whether the regulation applies more generally. After lengthy discussion, it was agreed that the regulation gives the Board some flexibility, and Paul Eaton and Steve Leighton agreed that they would advocate that the requirement be enforced in this case from the last pole to the house. Mr. Leighton suggested that it would be wise to have this regulation apply to all new structures for fire safety, and suggested that the Board consider drafting a new building regulation for this purpose. There were no items missing from the checklist review, but it was agreed that the building envelope line should be clarified and that the language of the note regarding Regulation 2.6.14 should be changed to reflect the Board's comments. Lynn Sweet then made a motion to accept the plans as complete for consideration. Paul Eaton seconded the motion, there was no further discussion, and the vote was unanimous in the affirmative. It was noted that the official public hearing will be held at the next regular meeting. Informal discussion then continued. Steve Leighton advised that he is in favor of blazing the new property lines in addition to requiring monumentation. Charlie Moreno agreed, and advised Mr. Rowe that the Board is moving toward requiring blazing of lines. Mr. Moreno then asked the audience if they had any informal comments. Charlie Burnham advised the Board that the surveyors had left a post in the road. He noted that he had advised the Road Agent, and the post was taken care of before damaging any equipment. Mr. Rowe suggested that they regularly put stakes in the roads during surveying. Mr. Burnham continued, suggesting that the neighbors remembered that at the time of the original subdivision, the Board had asked for no further subdivision because of the many wetlands. Board members were unsure if that comment applied to this lot. Several Board members agreed that this plan seems to meet requirements, so if there is no restriction in the deed, the Board would be unable to impose this restriction. Joe Cicirelli noted concern over wetlands drainage on the lot. He advised that he recently had to put a larger culvert under the driveway of his abutting lot for water draining from the new proposed lot. He noted that the water backs up now, and he does not want to see an increase in water. Further discussion will take place at the next meeting.

The Board then turned to the second order of continuing business, which was the application of R. STEPHEN LEIGHTON for pre-application design review conceptual consultation for a proposed major subdivision of an approximately 265 acre property located on Mohawk Trail Way and Cross Road (Tax Map 15, Lot 15). There were no abutters present. Mr. Leighton noted that they are working to propose a conservation development, and they have made a preliminary calculation of 49 lots. They plan to design development areas on both sides of the Mohawk River with a greenspace along the river itself and no bridge. There would be one loop coming off Mohawk Trail Way, and another off Scribner Road.

There being no further business before the Board, a motion to adjourn was made and seconded. There was no further discussion and the vote was unanimous in the affirmative. The meeting adjourned at 9:05 PM.