

September 1, 2009

Regular Meeting
7:30 p.m., Land Use Meeting Room

Members Present: Ms. Roberts, Mr. Frank, Ms. Gager, Mr. Rimsky

Members Absent: Ms. Jahnke

Alternates Present: Mr. Carey, Ms. Braverman, Mr. Fowlkes

Staff Present: Shelley White, Janet Hill

Also Present: Carrie Rowe

Call to Order

Ms. Roberts called the meeting to order at 7:30 pm.

Seated: Frank, Gager, Rimsky, Roberts, Braverman, Alt.

Consideration of the Minutes

The Minutes of August 4, 2009 were considered.

Motion:

to accept the July 7, 2009 Regular Meeting Minutes of the Planning Commission as submitted, by Mr. Frank, seconded by Ms. Gager, by 5-0 vote.

New Applications

Rowe/44 Kielwasser Road/2 Lot Subdivision:

The Planning Commissioners examined the Site Analysis Plan, Proposed Boundary Survey, Re-Subdivision Map, prepared for Susan A. Rowe, by T. Michael Alex, Dated June 2009. Ms. Hill stated Brian Neff is the Engineer and Michael Alex is the Surveyor. She stated she sent the Commissioners a report via email and that she had two additional comments regarding this application;

1. There is only a residential density calculation for one of the lots, and
2. The note saying the lots could be re subdivided should be clarified because the residential density for the one lot only comes out to 1.6 so this lot would not be subdividable.

Ms. Hill stated that the Inland Wetlands Commission approved the plan on August 12th and the Health Department approved the proposed septic plan on August 24th. Ms. Carrie Rowe was present. Ms. Rowe confirmed that this proposed subdivision was a transfer within the family. Ms. Addison stated that the Commission would need to schedule a Public Hearing and a Site Visit. A Site Visit was tentatively scheduled for September 10th at 9 a.m. A Public Hearing was scheduled for October 6th at 7:30 p.m. in the Land Use Meeting Room. Ms. Hill stated she would email Ms. Rowe the application review before the Public Hearing.

Other Business

Referral from Zoning Commission/Revision of Zoning Regulations/Section 17.5.A

Ms. Hill stated the Public Hearing for the Zoning Commission is scheduled for October 26th at 7:30 in the Land Use Meeting Room. Ms. Hill explained that the current regulations allow Special Exceptions for setbacks and lot coverage under specific circumstances. Currently there is not a Special Exception for setbacks from Wetlands and Watercourses. The proposal is to add the Wetlands and Watercourse setbacks to the Special Exception Section of the Zoning Regulations. The applicant would be required to obtain an Inland Wetlands permit first in order to apply for a Special Exception for a Wetlands and Watercourse Setback. Ms. Hill stated that this would be for existing non-conforming structures. The Planning Commission decided they would look over the revision to discuss at the October 6th Planning

Meeting.

Procedures and Template for Conservation Easement

Ms. Gager stated that Conservation Commission would be discussing the feedback it received from Attorney David Miles at its meeting tomorrow, September 2, 2009.

Revision of the Subdivision Regulations

Ms. Hill stated that Mr. Martin Connor has been working on the Revisions. She stated that she and Ms. Roberts have a preliminary meeting with Mr. Conner on Friday, September 11th and will report back to the Commission at the October 6th Planning Meeting.

Consideration of 2008-2009 Annual Report

The Commission reviewed the Annual Report for the Planning Commission. Ms. Roberts asked if there were any comments from other commission members. Mr. Carey stated that the last paragraph on the first page should possibly be reworded. Ms. Hill stated she would make the appropriate changes.

Communications

Ms. Roberts reminded the Planning Commission there is a Land Use Seminar on September 26, 2009.

Public Comment

There was not anyone from the public present.

Adjournment

Motion:

to adjourn by Ms. Roberts.

Ms. Roberts adjourned the meeting at 7:55 pm

Filed subject to approval.

Respectfully Submitted,
Shelley White
Land Use Clerk