

ZONING REVIEW & REVISION COMMITTEE
MINUTES of July 26, 2007
APPROVED

Present: Mary Girard, Chair; Kim Byrd, Vice Chair; Barry Margolin, Susi Nord, Betsy Kruse, Carla Penfield, Tom DiMaggio, Ingrid Byrd, Road Agent, Dennis Lewis

The Chair called the meeting to order at 7:00 p.m.

The Chair handed out a new list of proposed amendments and as each was discussed the existing regulations were also looked at.

Minor Site Plan Review

There were no changes to **Sections 4.01** and **4.04K**.

Major Site Plan Review

There were no changes to **Sections 3.03A** and **4.01**. **Section 3.03C** still needs Fire Chief Cartier's input. There is a question as to why there are two different amounts for the fee per square foot.

Sections 7.03G, 7.04E, & 7.08B2 were okay. **Section 7.08B** still needs Fire Chief Cartier's input. There is a question in regards to asking for money if a cistern is not needed.

Changes:

The *italicized* words indicate additions to the section.

Section 3.01: Add: *No later than 30 days before any noticed hearing copies of the Plan shall be provided to the Fire Dept., the Police Dept., the Building Inspector, the Conservation Commission, the Road Agent, and the Town Engineer for their review at the applicant's expense.*

Section 4.03I: The location of natural features such as rivers, streams, marshes, wetlands, and any man-made feature such as existing dams, roads, *stone walls*, and structures. The plan shall indicate those natural and man-made features which are to be removed, retained, or altered.

Section 4.03T: The location of any fire suppression system as required by the Fire Dept. must be shown on the plans. ~~If approval from the Fire Dept. is not received a conditional approval may be given and the applicant can then return to the Board when the recommendations are made and approved by the Fire Dept. and the agreed upon system and location can be shown on the plan.~~

Subdivision Regulations

There was a lot of discussion on street acceptance, bonding, etc. Road Agent Lewis will comment on **Article 2.10** and **2.11**. Some minor word changes were made. **Article 18.15** needs Road Agent Lewis' comments. Road Agent Lewis will do the revisions to road specs and

profiles for **Articles 19.08 - 19.13**. **Article 19.04** was not addressed as Fire Chief Cartier was not at the meeting. There was a question on what the decision was for the definition of a driveway. The Chair will research the minutes.

Articles 6.04, 10.06n, 10.12c-11, 10.13b, 14.08, 14.15, 14.15c, 15.06, 17.01, and 17.03 were okay.

Changes:

The *italicized* words indicate additions to the article.

Article 2.11: *The developer may elect to do the maintenance and all residents must be made aware. A written notice of intent will be required from the developer.*

Article 10.18: ~~When the Board agrees to accept a performance bond,~~ the subdivider shall submit a performance bond providing for and securing to the Town the completion of the actual construction and installation of all improvements and utilities within four years from the date of acknowledgement and acceptance of the Notice of Action. The bond shall be in a amount determined by the Planning Board and in conformity with the requirements of Article 18.04.

*Note: The Chair was not in agreement with this change (Article 10.18)

Article 14.06: The layout of the street pattern shall be based on a minor street system connected to a collector street system connected to an arterial street system, in conformance with the standards set forth in Article 4.15. In addition, streets shall be arranged to provide for extension or connection of eventual street systems necessary to develop abutting land in future subdivisions. *Loop roads are preferred.*

Article 14.11: A permanent cul-de-sac in excess of 1,000' may be permitted at the discretion of the Planning Board provided that public safety issues are addressed. The maximum 1,000 foot length shall be measured from the intersecting center line of the closest class V or better road to the center point of turn around. A cul-de-sac street shall not be brought to the property boundary line, but shall be placed so that the lots are contiguous with the property line of the subdivision. The cul-de-sac shall be designed for storm drainage and provided with proper turn around termination, as specified in Section IV, Article 19.16. *The minimum length of a cul-de-sac shall be 400 feet and the maximum road grade within the cul-de-sac shall be identified at 4% maximum.*

The meeting was adjourned at 9:20 p.m.

Respectfully submitted by Andria Hansen and compiled from Chair Girard's notes.