



Regular Meeting

Monday, October 16, 2006

ATTENDANCE:

MEMBER	PRESENT(x)	ABSENT(X)
Neil Bagdis	x	
Julie Jacobson	x	
David L. Bennett	x	
Henry B. Stidsen, Jr.		x
Pamela Vasil	x	

Other Attendees: Deborah Shriver, Kristen Ausanka, Mark Wilde

Neil Bagdis, the Chairperson, called the Planning Board meeting to order at 7.03 p.m. The September 11, 2006 minutes were approved, with an amendment to the ANR plan submitted by Maria Hopkins for 47 West Street, Paxton, on a motion by D.B. and 2nd by P.V. (3-0).

LID Storm Water Bylaw

Debbie Shriver and Kristen Ausanka presented the LID Storm Water Management and Proposed Open Space Residential Development Bylaws. Months ago the Board of Selectmen indicated its interest to work on the development of the Storm Water Management Bylaw and Regulations as well as an Open Space Residential Development Bylaw. The Town received a grant to develop these Bylaws. A brief discussion was held confirming that the Bylaw will form part of the general Bylaws. The abdication of the Storm Water Management Bylaw will be directed to larger development projects, most of which are subdivision activities. This does not apply to ANR's unless 10 000 square feet or more are disturbed. In the spring, the Planning Board had agreed to serve as the Storm Water authority which means the Board will oversee the permit for Storm Water Management. The regulations will be applied by Paxton's Town Engineer. The Building Commissioner has reviewed the Regulations and has given his approval. The Regulations are the guidelines used to implement the Bylaw which the Planning Board needs to adopt at a Public Hearing. The Committee will need to have it placed on the agenda for the next Planning Board meeting to enable the Board to advertise etc.

Proposed Open Space Residential Development Bylaw

This bylaw is a different kind of bylaw offering an altered approach to Subdivisions. The approach is to allow for a more compact form of development at a given site, and have a specified permanently protected open space. This differs from cluster developments. The proposed bylaw will fall under the Zoning Bylaw as an amendment, but would function as a special permit by Planning Board. In order for it to proceed toward adoption it would require a public hearing of the Planning Board and then ultimately 2/3rd majority vote at a Town meeting. It allows for variable frontages, and some of the dimensional requirements under zoning will have more flexibility under this bylaw.

Some concerns should we adopt this Bylaw: are we not at the mercy of developers when they come before us with a preliminary plan. Can they choose to go this route or do we suggest they do this? D.S. They may choose what they wish to do. The developer has to show the maximum number of units that can be developed under the conventional subdivision. This is absolutely density neutral. The incentive is economic. It is cheaper to build a more compact development and there is a higher sale value. Upland requirement is still in tact. A site map will be presented by the developer showing existing conditions of property etc. Instead of the developer coming in with a preliminary plan there will be a four step process. There will be a certain % open space allocated with flexibility to the lot sizes and number of houses.

Will this not enable land to be developed that isn't feasible to develop? After much discussion at this point of time the Board is unable to see the benefit to the Town. This is only information for the Board to digest at this point.

M.W. talking as a developer felt once you start deviating on frontage, etc, it becomes cluster development not open space. There was a discussion on the benefits to the developer if this Bylaw goes through. It opens up for the “abuse” of lots, less infrastructure, more money in builders pockets and the Town will not necessarily benefit.

This is not a final document. Neil will ensure that other two members get this information, peruse it and should they have any questions they can contact Debbie Shriver.

ANR – Richard and Elna Faucher, Davis Hill Rd, 1 new lot (186D) Map 18, Lot 186

Mr. and Mrs. Faucher did not provide proper documentation to get the Mylar signed. The Mylar itself wasn't corrected as requested at last meeting and as per instructions which accompany every ANR application. On a motion by D.B. the Board voted to deny the submission as it was presented. The hearing can be re-opened with no additional fee and the Planning Board will hear it. 2nd P.V. (3-0).

Applicant : Marshall Street Properties, LLC: 17 Lot Subdivision, Easterly side of Marshall Street (Map 21, Lot 2).Schold Construction

General discussion with Jack Malone of the Water Board took place. The Water Board continues to address the hydraulic study with the developers. The developer is aware of what it will take to have water put in there. N.B. requires a report from the Water Board addressing the Water Board's requirements from the developer.

Renewal Permit for Temporary Accessory Apartment

Timothy Galvin	-	345 Marshall Street
Kevin McManus	-	1 Mountview Drive
Gordon Snyder	-	176 Suomi Street

Approved by D.B., 2nd by J.J. (3-0).

Permit for Temporary Accessory Apartment – Venerika Qirici, 47 West St, Paxton

The petitioners were not present at the meeting and N.B was notified via email that there was a problem pending before the Board of Health of two separate septic systems on a single lot. Based on this the Planning Board is under the impression that the BOH has denied the petitioner. The permit for temporary accessory use apartment is denied.

Meeting was adjourned at 8:18 p.m. by a motion from D.B. and 2nd by P.V.
Approval was unanimous (3-0).

Respectfully submitted,

Tracey Coetzee