



Regular Meeting

Tuesday, January 12, 2009

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: Alice Livdahl, Esq.; Robert Clark.

Chairman Neil Bagdis called meeting to order at 7:08 p.m.

Minutes: Minutes of the December 14, 2009 meeting were discussed and on a motion (D.B.), seconded (by H.S.) they were unanimously approved.

Status of Temporary Accessory Apartment Permits (1 New; 1 Renewal): Since Nancy had not yet written letters to Larson (46 Brooks RD) and Yopez (112 Holden RD) telling them permits would be denied unless requested documents were produced by the next meeting), discussion was tabled until February. N.B. stressed that a conclusion must be acted upon then.

Approval Not Required (ANR) Subdivision: 0 Pleasant ST (Map 11, Lot 16). Two-lot ANR subdivision sought by owners Robert Clark and Raymond Daly on the Davis Hill Road frontage of this 30.7-acre lot: Attorney Alice Livdahl presented the Mylar and extra sets of ANR plans. She stated, relative to the entire 30.7-acre proposed Spaulding Woods subdivision, that Sam Chapin, Environmental Engineer from Brown and Caldwell, was planning to attend to give the Planning Board an update on the landfill issue, but he had a scheduling conflict. Therefore, she handed out copies of his letter, copy attached to these minutes.

Atty. Livdahl said the two ANR lots proposed are on Davis Hill RD, are very remote from the landfill, and are being removed from the larger piece. PB questioned whether the lots met the upland requirements of the Zoning Bylaw. Upon consulting the Zoning Bylaw, it was determined that they do meet this requirement as the 75% upland ratio required (45,000sf) is based on 60,000sf being the minimum lot size allowed in general residence B zoning district, not on 75% of the actual lot size.

Question: how do you gain access to the building portion of Lot #2? Robert Clark said they would have to get a permit [from Conservation] to cross the wetlands.

N.B. stated the ANR's seemed very straightforward as long as they met the upland area. Motion was made (H.S.), seconded (D.B.), and unanimously approved to accept the two-lot ANR subdivision.

Mr. Clark explained that there was no more methane in the landfill area. Through extensive digging, they (owners and DEP) determined that the methane was caused by hay and logs (that they had used for fill) as these materials decomposed. Phil Smith, their DEP contact, had been laid off after 20+ years due to cutbacks.

Next meeting is Monday, February 8. Motion to adjourn (H.S., D.B.) was unanimous at 7:22 p.m.

Respectfully submitted,

Nancy Wilby