



Regular Meeting

Monday, April 10, 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: Steve Siter, Ansley Siter, Mike Maljanian, Kevin Quinn.

Neil Bagdis, the Chairperson, called the Planning Board meeting to order at 7.05 p.m. The March 13, 2006 minutes were approved on a motion by D.B. and 2nd by H.S. (4-0).

L.I.D./Storm water Bylaw

N.B. attended the Storm Water Management Meeting held at the Anna Maria College which gave an overview of the Storm Water process. The Bylaws governing this is to be an article on the warrant for the Annual Town Meeting in May and the Storm Water Committee asked if the Planning Board would support the motion for the article. N.B. mentioned it has a very low impact on anyone developing their personal residences versus a person coming in and doing future subdivisions and ANR's. He feels it will be beneficial to the Town to adopt this process. Kevin Quinn will continue with a presentation to the Board to enable them to take a vote on the motion to support or not support or take no action on this article.

K.Q., who spoke on behalf of the Committee, said the Committee wants to enlighten all the Boards and Committees on this Storm Water Bylaw to ensure that when people come to the Town Boards with questions on this, the Boards have an understanding and can assist where possible.

The Committee feels that a Bylaw is necessary for the Town as the Town is subject to a Storm Water Permit. The Town has a license for our Storm Water which means any violations the DEP with the support of the EPA will come after the Town to clean up any water problems. The Town has a vested interest. The Bylaw is enabling Legislation to allow the Committee to create the Regulations. The way the Bylaw is set up is to minimize burdens on resident who live in Town already and to tie the Bylaw thresholds in with the Planning Board Site Plans thresholds. There is no retroactive action. The control of construction is from this day forward. The two thresholds are: (1) 10 000 square feet disruption; (2) a proposed slope of 15 % or greater. This Bylaw will also sew up the loophole which exists at the moment whereby presently Conservation has no authority on any site that is greater than 100 ft from a wetland.

N.B. agreed that it is interesting to see the presentation which is available on DVD at the Town Hall, as it eliminates the use of detention and retention basins as well as the question of who is going to maintain them after the developer leaves and it will also decentralize the Storm Water systems.

The Committee feels that the Planning Board would be a good candidate to manage the permits as it is:

- 1) in sync with subdivision rules and regulations and the site plan bylaw and
- 2) the Planning Board has the authority to bring in a consultant if need be.

J.J. asked if there will be an extra fee. There probably will be an administrative fee and it will become an item on the Site Plan review check list.

D.B. asked if this had been run through Town Council. It has been forwarded to them. K.Q. also mentioned the Committee consists of representatives from Conservation, ZBA, DPW, Town Administrator.

D.B. also asked how this works with requirements for Federal Permits. This is independent of that and allows us to have tighter control in our Town.

D.B. moved for approval that a motion be taken to vote that the Planning Board is in support of the Storm Water Management Bylaw, J.J. 2nd. (5-0).

ANR : Petitioner Steven and Ansley Siter
0 and 488 Marshall Street (Map 6, Lot 4 and Map 7, Lots 5, 6 and 6A)

A revised plan was submitted to the Board giving the Upland Requirement and noting the other changes which the Board had requested in the previous meeting.

D.B. moved for approval H.S. 2nd (5-0).

MAFPAB Spring Area Meeting – April 27th, 2006

Henry Stidsen Jnr, David Bennett and Pamela Vasil are to attend.

Temporary Accessory Use Apartments

Permits for the renewal of Temporary Accessory Use Apartments, where there have been no changes was signed to be forwarded to the residents concerned.

The next meeting of the Planning Board is to be held May 8th, 2006.

Meeting was adjourned at 7.45 p.m. by a motion from N.B. and 2nd by J.J.
Approval was unanimous (5-0).

Respectfully submitted,

Tracey Coetzee