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## Planning Board Minutes

### Tuesday January 24, 2006

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**Memorial Building**  
**150 Concord Street, Conference Room 1**

8 Those present: Thomas Mahoney, Chairman, Ann Welles, Vice Chairman, Sue Bernstein, and  
9 Andrea Carr-Evans, and Carol Spack, Clerk. Also present: Jessica Levengood, Senior Planner.

10 **Meeting was called to order at 7:45 pm**

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12 I. **Zoning Discussion, LID draft By-Law**

13 Discussion on the LID as was to be continued from last Tuesday night's zoning  
14 working session. Starting at Section f. Entry, the Board finished discussion of the  
15 By-Law. Jessica will complete the revisions and email out the completed draft to the  
16 Board for their review.

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18 II. **Miscellaneous Discussion**

19 Board began a discussion about scheduling, due to receiving the related dates for the  
20 upcoming Annual Town Meeting. They decided to add a zoning discussion to this  
21 Thursday's regularly scheduled Board meeting, to finish approving revisions made to  
22 the three Earth By-laws (EC, ER, LC). If time permits, the discussion will also  
23 include taking a first look at Carol's proposed changes to the Manufacturing District  
24 section. The group will decide on Thursday whether or not they need to meet this  
25 coming Tuesday (Jan. 31<sup>st</sup>). Otherwise, they would like to hold off on the Tuesday  
26 meetings if possible. With the P&Z meeting on February 6<sup>th</sup>, they realize that they  
27 need to get some drafts ready to present. Andrea will be out of town that day so Ann  
28 will have to attend the P&Z meeting for the LID discussion. The Board also  
29 discussed the possibility of publicizing LID by having a show on the TV station  
30 where Ann, Andrea and Donna discuss the main points of the By-Law. This can be  
31 repeatedly shown, as well as the DVDs we have on LID.

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33 III. **Zoning Discussion, Land Clearing By-Law**

34 The Board began discussing proposed changes to the Land Clearing By-Law. There  
35 seems to be some disagreement on the intended purpose of this By-Law, which  
36 prompted the Board to state what their thoughts on the purpose is, one-by-one. There  
37 are still several points to discuss this Thursday.

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39 IV. **ANR REVIEW~ 14 Crest Road**

40 Extension for ANR Plan at 14 Crest Road discussion. The 21-day time period ends  
41 this Thursday, but there has been issue regarding a stone wall on the Winter Street  
42 (Scenic Road) portion of the project. The engineer's letter document #97-06 for the  
43 project stated that the wall is completely on public property; however this was done

1 after Town Engineer submitted his unfavorable recommendation for the project.  
2 With this new information, his determination will likely change, but there was not  
3 sufficient time for this new recommendation to be given. Also, the applicant failed to  
4 submit a letter requesting an extension.

5 *Ann Wells motioned for **CONDITONAL ENDORSEMENT of the Plan, depending***  
6 *on a revised, favorable recommendation from the Town Engineer, as well as the*  
7 *addition of plan notes stating that “any land disturbing activity on these lots as*  
8 *depicted may require approval under the following Special Permits: Land Clearing,*  
9 *Erosion Control and Earth Removal.” Carol Spack seconded the motion. There*  
10 *was considerable discussion regarding the fact that there was no one there to*  
11 *discuss the plan. The vote was 1 in favor and 4 opposed. Motion failed.*

12 *Ann Wells moved to **DENY WITHOUT PREJUDICE DUE TO LACK OF***  
13 *SUFFICIENT INFORMATION, Carol seconded the motion. There was*  
14 *considerable discussion and the Board unanimously decided to **WITHDRAW the***  
15 *motion.*

16 The final motion at 10:15 pm was again. *Ann Wells moved to **DENY WITHOUT***  
17 ***PREJUDICE DUE TO LACK OF SUFFICIENT INFORMATION, PLAN NOTES***  
18 ***AND RECOMMENDATION OF THE ACTING TOWN ENGINEER.** Andrea*  
19 *Carr-Evans seconded the motion. The vote was 5 in favor and 0 opposed.*

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21 **V.** *Ann Wells moved that the Board enter into executive session for the purpose of*  
22 *discussing Brimstone and then to leave executive session for the purpose of*  
23 *adjourning of the regular session. Carol Spack seconded the motion. The roll call*  
24 *was 5 in favor and 0 opposed.*

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26 **VI. Meeting Adjournment**

27 *Andrea Carr-Evans moved to adjourn. Ann Welles seconded the motion. The vote*  
28 *was 5 in favor and 0 opposed. The meeting adjourned at 10:40pm.*

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30 Respectfully submitted,  
31 Mary Reynolds  
32 Recording Secretary  
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35 **\*\*THESE MINUTES WERE APPROVED WITH AMENDMENTS AT THE PLANNING**  
36 **BOARD MEETING OF JANUARY 31, 2006.**

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40 Thomas Mahoney, Chairman