

Planning Board Minutes
July 3, 2018

Present: Chairman Pitney, Vice-Chair Fletcher, Member Talbot, Member Sauer, Member Pearce and Jennifer Carmichael Secretary; absent - Member Raftery, Member Slosek

Chairman Pitney opened the meeting and asked for a motion to approve the June 5th minutes; Member Sauer motioned to accept and Member Fletcher seconded. The vote was: Chairman Pitney – Yes, Member Pearce – Abstain, Vice-Chair Fletcher – Yes, Member Talbot – Yes, Member Sauer – Yes. The motion carried.

Form A – 22 Prospect Hill Road, presented by Alexander Thorp showed 3 lots zoned R-2. Each lot had more than 250 feet of frontage and enough acreage to meet the R-2 requirements. Each lot will be a building lot and each has a structure on it lot 1 a garage, lot 2 the house, lot 3 a pool. Member Fletcher moved to approve the Form A, a plan believed not to require Planning Board approval under the Subdivision Control Law and Member Sauer seconded. The vote was: Chairman Pitney – Yes, Member Pearce – Yes, Vice-Chair Fletcher – Yes, Member Talbot – Yes, Member Sauer – Yes. The motion carried.

Member Pearce read the notice for the Special Permit at 46 Lake Drive to construct a second-floor addition and replace a porch for William and Marcia Koff. The special permit was presented by Mark LeVasseur from Foresight Land Services and Pam Sandler, architect. Four trees will be removed, erosion control barrier will be in place and Conservation Commission has given approval. Member Fletcher motioned to approve the special permit application as presented and Member Pearce seconded. Member Pitney read the required findings from Section 6.3.6. The vote was: Chairman Pitney – Yes, Member Pearce – Yes, Vice-Chair Fletcher – Yes, Member Talbot – Yes, Member Sauer – Yes. The motion carried.

Member Pearce read the notice for the Special Permit at 86 Interlaken Road to demolish the present house approved by HPC and build a new house. Conservation Commission has approved the plans and planting plan and cuttings to be done. Member Pitney read the Gulbranson's note of approval. The special permit was presented by Mark LeVasseur and Lori Robbins. There are two proposed rain gardens and an underground infiltration area for storm-water improvements. There is an extensive plantings design. The structure will be smaller and further from the side and lake side setbacks. A failed septic will be replaced. The property will still be heavily wooded. The driveway will be asphalt of oil and stone giving an earthy tone to it. Member Pitney read the findings from section 6.3.6. He reiterated the exempt activities: no fertilizer or pesticides to be used in the LPOD. It was discussed that the roadway be made natural looking with oil and stone for the impervious part of the driveway addition. The catch basins and the rain gardens will be maintained. Member Pitney asked for a motion and Member Sauer motioned to accept the special permit and Member Fletcher seconded; the vote was: Chairman Pitney – Yes,

Member Pearce – Yes, Vice-Chair Fletcher – Yes, Member Talbot – Yes, Member Sauer – Yes.
The motion carried.

There was a discussion regarding the storm water management and erosion control being now under the purview of the planning board and the consensus was that it really should be under the Conservation Commission. The Board voted to send a letter to the Conservation Commission and the Select Board suggesting to them that we relinquish our authority over Article XXVI and to entertain the thought of giving this authority to the Conservation Commission. Member Pitney asked for a motion to write a letter asking the Selectmen and Conservation Commission to entertain the thought of the Conservation Commission taking over the authority of Article XXVI. Member Talbot motioned to write the letter and Member Fletcher seconded. The vote was: Chairman Pitney – Yes, Member Pearce – Yes, Vice-Chair Fletcher – Yes, Member Talbot – Yes, Member Sauer – Yes. The motion carried.

Chairman Pitney asked for a motion to adjourn and Vice-Chair Fletcher motioned to adjourn and Member Sauer seconded, the vote was Chairman Pitney – Yes, Vice-Chair Fletcher – Yes, Member Pearce – Yes, Member Talbot – Yes, Member Sauer – Yes, the motion carried.

Respectfully submitted by,

Jennifer Carmichael, Secretary