

January 22, 2007

Meeting called to order at 8:00 p.m.

Present: J. Marot, K. St. George, B. Hoeg, and Walter Healey

**Roan Barber – Preliminary Sub-division plans**

Brian chaired meeting in the absence of Jim (as his son was one of the engineer's working on the preliminary plan. Engineering firm is Allen & Major Associates, Inc. Engineer (Brian) – this plan concerns a 6 lot sub-division which is located half way between Route 18 and the old 140. It abuts to the back of Clark Shores. It is approximately 12 acres with a 650 foot road and a cul-de-sac with lots off of the same. From what we have found to date there is only 10,000 feet in the Habitant area. The filed area is exempt. The rule is 28,000 per lot with exemption and if no exempt 20,000. We were looking at the Rain Garden Design for the road drainage to a swale. Brian H – will you be able to maintain within the road layout. Engineer – yes. We would prefer no curbing for the 650 foot road. The drainage will be held all within the roadway. Brian – have any percolation tests been done? Roan – no. Engineer – we have to wait until we hear from National Heritage. Roan – I believe the soil is Gloucester Sandy Loan. Brian – what is your feelings about the subsurface off the side of the road? How many have you done of this type. Engineer – we have done it in parking lots but not on a roadway. We are working on one in Cambridge. We have used it in many places but the track record is not there. We have been using it for 3 – 4 years. Brian – how old. Engineer – 4 years. Main on the top level. Brian – you scrape it off. Engineer – after 6 years is the standard. Brian – will this be a town road or a private road? In either case you would need to give us a maintenance plan. Engineer – there is maintenance in either case. We could move the drainage along with a swale system. Typically it is right off the edge of the pavement. Kevin – what size pipe. Engineer – 7 – 12 with perforated pipe at the end. Roan – we want to keep a rural look. Engineer – there is an existing cemetery on the site. Walter – my concern would be the maintenance. Engineer – Maryland is now using regional vs. individual. Washington state is big in to it. Kevin – it would be on both sides of the road. Engineer – yes. Roan – I recently walked the property with Joe Chamberlain and he seemed to think that it was okay. Brian – can you put stone to replace some of the sand? Did you think of putting grates along the way? Engineer – there are some rules that need to be following during construction. Do we need to do sidewalks? Brian – yes. Kevin – you also need to do underground utilities and you need to make a decision as to whether or not it is going to be a private road. Brian – it would have to be discussed since it is going toward Highland Road. Braydon – we were concerned in case National Heritage came back. Engineer – I want to thank you for your time and we will be back with a definitive plan at a later date.

### **Board of Appeals – Scott Zion**

Jim returned – We have a couple of plans from the Board of Appeals on which they are looking for comments. The first one is for Scott Zion. There is a 13 foot side line set back. This is a question of allowing an accessory building on a separate lot. It is a use ruling and Town Counsel felt that it could be used. He is looking for just a garage. I personally do not have a problem with it but would like for the Board to review it so that we can give our comments to the Board of Appeals. Brian – I think it would be in the town's best interest. Brian – I make a motion that we recommend acceptance by the Zoning Board of Appeals. Walter – 2<sup>nd</sup> the motion. Jim – any discussion. Walter – I still feel very uncomfortable with it. Jim – the lawyer says that it is 2 separate lots. I think that the ZBA decided that they wanted the land to remain together. Walter – Are we to understand that this will be 2 lots that will remain in one ownership. Brian – I will amend my motion to contain the language that it will be 2 lots that will remain in one ownership. Walter – 2<sup>nd</sup> that motion. Jim – all in favor. Vote was unanimous to recommend approval with the amended language added.

### **Board of Appeals – William Markson**

Jim – as I am sure you are aware I felt that based on the information that Bob had in his file that I had no choice but to deny the building permit. There is nothing in the Building Department files saying he was ever approved by the Building Department for a building permit. We gave him sign off's on the site plans. I think that Bob's decision was that these were accessory buildings. I can not look at it that way. As I read the by-law it is a business which can not take place in that area. I want the ZBA to make a decision. It is a business piece of property. This is warehousing and it is only allowed in an industrial area. I don't have a problem with the business but it is not permitted because it is not zoned industrial. Walter – What do they want. Brian – you are saying it is not allowed in this zone. Jim – the ZBA have to decide if it is a business use or an industrial use. Walter – I make a motion that we disapprove of it since it is not an industrial area. Brian – 2<sup>nd</sup> the motion. Jim – any further discussion. Brian – is there any way we can give Bill any relief in this matter. Jim – if he has to come back for a further site review I don't think we should charge it again. Brian, Walter and Kevin voted in favor. Jim abstained.

### **Mail**

Pauline – I have a letter from Verizon that they would like us to distribute when we get plans for a new development. Walter – I have a problem with give out information on only one company. Jim – letter to be filed and no action taken at this time.

Letter was distributed to the members from Kopelman & Paige.

### **Jamie Bissonnette**

Kevin – I can see leaving the land the way that it is but I don't see why we need a conservation restriction. Jim – I don't understand why they do not want to give the conservation restriction. Brian – It is his land and he should be able to do what he wants with it. Walter – What are you afraid of. Jim – I am looking at the waivers that they want. I think we need to be concerned with the bridge and the brook.

**Meetings**

February meetings to be February 12<sup>th</sup> and the 26<sup>th</sup>.

Kevin – I make a motion that we adjourn. Walter – 2<sup>nd</sup> the motion. Jim – all in favor.  
Vote was unanimous.

Meeting adjourned at 11:10 p.m.