

**PLANNING BOARD
APRIL 28, 2011
MINUTES**

Chairman Capes called the meeting to order at 7:30 PM.

Members present: Capes, Barringer, Burke, Giger, Parent, Perkins, and Wilson

Members absent: Burke and Parent

PRE-SUBMISSION REVIEW – BENNETT & SUSAN BLACK, BURNT MEADOW ROAD

The Board met with Bennett and Susan Black to discuss the use of a shared driveway to serve their lot on Burnt Meadow Road.

Town Planner Michelle Collette explained the history of Special Permit 2004-08 granted by the Planning Board for Flexible Development to create three lots. However the special permit application for the shared driveway was withdrawn because the Conservation Commission issued an Order of Conditions limiting the width of the driveway crossing the wetlands to serve only one lot. The Blacks would like to use the driveway, as constructed to a width of 11 ft, to serve the second lot.

Member Perkins asked if another party owned the adjacent lot. Mr. Black said, “yes” but they have a recorded access easement to use the driveway.

Member Giger said a waiver of the Shared Driveway Regulations requiring a width of 16 ft would be needed. The Board must determine that the driveway provides adequate access for emergency vehicles.

Chairman Capes read Section 218-23D Shared Driveways and stressed that the applicant must demonstrate that the lots can be accessed by a driveway from the frontage of the lot. The Blacks said they will work with Dan Wolfe of David Ross Associates to reconfigure lot lines shown on the plan and to prepare the plan demonstrating access through the lot frontage.

ROCKY HILL SPECIAL PERMIT DECISION

The Board will vote on the special permit for Rocky Hill setback waivers until the May 5, 2011 meeting when all members are present.

HANDOUT FOR TOWN MEETING

The Board reviewed the handout requesting comments on the draft master plan to be displayed on the screen at Town Meeting.

PLANNING BOARD REPORTS

Member Perkins summarized the report she will present on Article 13 at Town Meeting requesting designation of the 134 Main Street property as a Priority Development Site under Chapter 43D.

Member Giger said the Planning Board must be sure that the voters understand the expedited permitting process under Chapter 43D. He expressed his concerns about the article and the expedited permitting process for this site.

DESIGN REVIEW COMMITTEE

The Board discussed how to recruit alternate members for the Design Review Committee and will place a notice in the newspaper asking for volunteers.

April 28, 2011

Page 2

WOODLE SITE WALK

The Board was scheduled to walk the proposed Woodle Residential Development project on Saturday, April 29, 2011, at 8:00 AM. Town Planner Michelle Collette will confirm the site walk with the applicant and confirm with the Board by noon on Friday.

Meeting adjourned at 8:45 PM

Respectfully submitted,

Michelle Collette
Land Use Director/Town Planner