

**Planning Board**

**Board Room, Municipal Building, 7:30pm**

**September 22, 2009**

Members: Kate Connolly, Michael Mayor, Charlie Faulkner, Judith Esmay (Chair), Jim Hornig, Bill Dietrich, Joan Garipay

Alternates: Mike Hingston

Staff: Vicki Smith, Denise Shibles, Jonathan Edwards

Others: See attached sheet

1. Minutes September 8, 2009

Mayor made a motion, with Faulkner, seconding to approve the minutes with corrections. The vote was unanimous in favor of the motion with the following members voting: Connolly, Mayor, Faulkner, Esmay, Hornig, Dietrich and Garipay.

2. Request for site plan waiver by Peter Schiess, agent for SAE fraternity, to install a new ramped walkway at 38 College Street, Tax Map 38, Lot 2, in the "I" zoning district.

Peter Schiess presented the request to the Board and clarified the area of the new ramp. Clark Griffiths, a member of the Board of SAE, told of the support of the neighboring church.

Connolly made a motion, with Mayor seconding, to approve the request. The vote was unanimous in favor of the motion with the following members voting: Connolly, Mayor, Faulkner, Esmay, Hornig, Dietrich and Garipay.

*Hornig stepped down from the Board for the following case, as he is a resident of Kendal.*

3. Request for site plan waiver by Kendal at Hanover for installation of a paved roadway between Mott and Scattergood buildings at 80 Lyme Road, Tax Map 8, Lot1, in the GR-4 zoning district.

The Finance Officer, representing Kendal, presented the request. He explained that this roadway would not be open for pedestrian use at this time. The Board recognized the adjacency of this roadway to Rivercrest.

It is also noted that this project is over 1000 sqft, yet the Board can decide to waive its own rule.

MAYOR made a motion, with FAULKNER seconding, to approve the request. The vote was unanimous in favor of the motion with the following members voting: Connolly, Mayor, Garipay, Hingston, Esmay, Faulkner and Dietrich.

*Hornig returned to his seat on the Board.*

*Faulkner stepped down from the Board, as he is a property owner involved in the following case.*

4. Submission of Applications and public hearing for Minor Lot Line Adjustments by Andrew and Rebecca Winter to annex 2041 square feet from their land at 11 Buell Street, Map 23, Lot 66, to land owned by Charles and Charlotte Faulkner at 9 Buell Street, Map 23, Lot 67, and for the Faulkners to annex 2058 square feet from their land to that of the Winters. Both properties are located in the "SR-1" zoning district.

Rebecca Winter presented the case. She explained that both properties have been professionally surveyed and it was discovered that the driveway had drifted across the property line over the years. There is a slight difference in the sizes of the new properties. This action is agreeable by both properties owners.

MAYOR made a motion, with HORNIG seconding, to accept the application as complete. The vote was unanimous in favor of the motion with the following members voting: Connolly, Mayor, Garipay, Hingston, Esmay, Horning and Dietrich.

MAYOR made a motion, with GARIPAY seconding, to approve the application. The vote was unanimous in favor of the motion with the following members voting: Connolly, Mayor, Garipay, Hingston, Esmay, Horning and Dietrich.

5. Submission of Application and public hearing for Minor Subdivision Review by Ronald T. Sliwinski to convert his two-family house into two condominium units at 18 Allen Street, Map 33, Lot 59, in the "GR-1" zoning district.

Barry Schuster, attorney for Mr. Sliwinski, presented the case. He stated there will be no physical differences made in the building. There are already two driveways and the property will continue to be a conforming property.

Judith Esmay read a letter in support of the application from Doris Zappala, a neighbor.

MAYOR made a motion, with HORNIG seconding, to accept the application as complete. The vote was unanimous in favor of the motion with the following members voting: Connolly, Mayor, Garipay, Faulkner, Esmay, Horning and Dietrich.

FAULKNER made a motion, with MAYOR seconding, to approve the application. The vote was unanimous in favor of the motion with the following members voting: Connolly, Mayor, Garipay, Faulkner, Esmay, Horning and Dietrich.

6. Discussion of the residential project progress and future

The Board discussed the following:

- more touring?
- Want a sense of “community” and how they operate
- Tackle geographically or by topic?

The town staff will compile a list of applications, to the Zoning Board of Adjustment, by zoning ordinance sections.

7. Other Business

A. Site Plan Review- The Board was asked if they prefer the new format set up by Erika Alders, town attorney intern, or the paragraph format previously used. After much discussion, the Board decided to re-address the content of the proposed amendment before it appears in a hearing.

B. Michael Mayor asked that the Board address completeness of a case: should it be before or after hearing from the applicant? Jonathan Edwards stated that state law requires that it be done prior to the hearing of the application.

8. Adjourn- The meeting adjourned at 9:40pm.

Respectfully submitted,

Denise D. Shibles  
Recording Secretary