

Planning Board

Board Room, Municipal Building, 7:30pm

December 8, 2009

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

Alternates: Mike Hingston

Staff: Vicki Smith, Denise Shibles, Jonathan Edwards

Others: See attached sheet

1. Site Plan waiver request by Kent Penfield for Penfield Family Limited Partnership to erect a fence along the northern boundary of Curtiss Court, 47 Lyme Road, Tax Map 46, Lot 23, in the GR-2 zoning district.

Kent Penfield presented the request for the Penfield Family Limited Partnership. The fence has been changed to 6.5ft. in height and will be designed to match the fences of the neighbors.

CONNOLLY made a motion, with HORNIG seconding, to approve the request for site plan waiver. The vote was unanimous with the following members voting: Connolly, Esmay, Hornig, Dietrich, Garipay and Hingston.

2. Public hearing on proposed amendments to the Site Plan Review and Subdivision Regulations

HINGSTON asked for procedure clarification and Vicki Smith stated that tonight is the public hearing and may be voted on, if there are any changes other than grammatical.

A. Disturbed Area: change to- An area where vegetation, soil, and/or existing surface material proposed to be altered.

DIETRICH moved, with CONNOLLY seconding, to carry forward the proposed amendment to a second public hearing on January 5, 2010. The vote was unanimous with the following members voting: Connolly, Esmay, Hornig, Dietrich, Garipay and Hingston.

B. CONNOLLY would like to see the RSA requirements listed out.

ESMAY suggested there be an appendix with a reference to the web address and include the exact wording of the RSA. By doing so, the appendix may be kept current by staff when the RSA's are changed by the state, without the board needing to revisit or vote on the changes made.

C. HINGSTON made a motion, with HORNIG seconding, to approve the proposed subdivision regulations with the non-substantive changes. The vote was unanimous with the following members voting: Connolly, Esmay, Hornig, Dietrich, Garipay and Hingston.

3. Other Business

Residential Project report: Hingston reported that the sub-committee will be moving forward with discussions surrounding Goose Pond. Using that area as a base, a set of guidelines, excerpted from the Master Plan, can be developed for other areas and be presented to the Board in January.

4. Adjourn- The meeting adjourned at 9:30pm.

Respectfully submitted,

Denise D. Shibles
Recording Secretary