

Development Review board/ Planning Commission

November 21, 2013

Present: Louise Giovanella, Deeny Marshall, Barbara Fleming, Kirsten DeLaCruz, Heidi Mahoney, Jim Darragh, Mary Rudd, Zoning Administrator Ed Hanson, Committee Chair David Raphael

Others present: Kevin Brennan, Lisa Stearns, Mortin Fleming, Rob Rudd, Terry Findeisen, Caitlin and David Cockerline, Jason Barnard, Joanie Marshall and Patti Gouette via telephone

DRB

At 7:02 p.m. Committee Chair David Raphael called the DRB to order. The DRB welcomed Mary Rudd as a new board member. As an abutter Mary Rudd recused herself from the continued hearing for the proposed Stearns/Gouette sub-division.

The hearing for the proposed Stearns/Gouette sub-division was reconvened and all those giving testimony were duly sworn in. Committee Chair David Raphael reviewed the process involved in the hearing explaining the DRB would go into an executive session at the conclusion of the hearing.

Mary Rudd spoke for Wendy Knight who asked for consideration of possible house placements on lots 6 and 7. Louise Giovanella asked how extending the driveways would affect water drainage and Jason Barnard explained that it would not be a problem as if there was any it would be on the owners property and their expense. Joanie Marshall spoke in support of the sub-division.

Rob and Mary Rudd shared their thoughts on the sub-division with regard to lake view, Spaulding Rd. traffic and retention of the rural landscape. Rob and Mary Rudd submitted their written concerns to the DRB. Rob Rudd asked about building envelopes, height restrictions, and septic systems and for clarification of a sub-division vs. a Planned Unit Development. Committee Chair David Raphael explained these.

Committee Chair David Raphael stated that the Select-Board informed him that the town did not want to assume any costs that would accrue from the development of this sub-division for up-grading Spaulding Rd. The applicant assumes the upgrade to the road prior to development and will be a condition for final approval. A discussion took place concerning the overall maintenance of Spaulding Rd. as to the applicants' responsibility, the present condition of the road and the responsibility of the town. Jason Barnard asked Committee Chair David Raphael if Select-Board member Wendy Knight who is an abutter was present at the meeting when the DRB was advised to road costs concerning developers. Committee Chair David Raphael responded that she was.

Committee Chair David Raphael presented his thoughts on lot #5. He thought that if lot #5 were to be reconfigured to be accessed from Lake Rd. north of lot #4 it would make it an amenable lot, have potential views of the mountains and the lake and not see the septic field.

Committee Chair David Raphael presented an outline of concerns and conditions;

1. The build/no build zones will be delineated.
2. Site plan review by the DRB for each building proposed.
3. All utilities are to be underground including propane tanks.
4. View corridor through the trees for lots #6 and 7.
5. If necessary the DRB may exercise the right to review the construction of the septic sites with recommendations to landscape design.
6. Condition residential lighting to be shielded and mounted so as to not to create any off site lighting or glare impacts.
7. Any blasting that may be required shall be conducted by an insured reputable contractor who is in compliance with State and Federal laws and that abutters be notified 24 hours in advance to blasting.
8. The final covenants shall reflect as appropriate all conditions included in the approval no covenants or representation in the covenants shall be construed to be in conflict with or override the DRB conditions.

Patti Gouette stated that she thought that the sub-division has been thoughtfully planned but she has a concern about the road upgrade cost. Kevin Brennan reminded the DRB to consider that the conditions for final approval to be reasonable. Louise Giovanella asked for clarification from Mary Rudd concerning house sitings for lots #3 and 5 for preserving their view of the lake. Jason Barnard, Rob and Mary Rudd all spoke to seeking a balance concerning house placement. David Cockerline asked about the location of the shared driveway for lot #1 and 2. Jason Barnard explained that the shared driveway was changed from lot # 2 and 3. Kevin Brennan expressed concern about the view of the possible house placement on Lot # 6.

Louise Giovanella motioned to adjourn the hearing and the DRB go into deliberative session. Mary Rudd 2nd. Unanimously approved. The next meeting of the DRB/PC will be December 5 at 7:p.m.

Respectfully submitted,
Marjorie Huff,
Clerk