

**Planning Board
Minutes of Regular Meeting
June 11, 2018**

Members Present: Members Jenks, Laurie, Wilson, Eiseman (recording)

Others: Bill McClung, Steve Botkin, Cam Weimar, Eric Castendon

Minutes of May 7, 2018 approved.

Attendees' issues were addressed as follows:

Bill McClung land transfer and lot enlargement approved at his residence, 81 Buffam Road. The board signed the mylar survey noting changes in property boundary that did not create any new lots; noted that the original house has only 180 feet and this frontage remains retaining the property status as non-conforming in the event that any future building encroaches on current zoning setbacks.

Eric Castendon was present to discuss placement of CPC pavilion at school complex. The Board noted that until the Attorney General approves the zoning bylaw changes, the ZBA will have jurisdiction over the project rather than the Planning Board depending upon timing of the project.

Steve Botkin initiated a discussion about town meeting and a process where he noted that some people had questions that were not answered in part because the calling of the question brought the zoning to a vote before some issues were discussed. His general concern is that we continue the conversation about how this new zoning will change/improve the town. He was supportive of the Board's efforts and offered his help in advancing the conversation as changes move forward.

Cam Weimar of 51 Amherst Road wants to build another house or two on his property and possibly a cafe or other gathering place in the newly created village center. Discussion included storm water management issues—he noted that the permitting of up to 80% impervious is high for this area—building placement, process in the absence of A.G. approval that might include a discussion with the ZBA, checking with the Conservation Commission about any wetland boundaries that might come into play, getting a survey of his land, etc. The Board expressed enthusiasm for much of his vision for extending the sewer down a portion of the Cadwell St.

The **discussion of town meeting outcome and next steps** was deferred until the next meeting which is being set for July 16. Jenks noted that the Complete Streets project with PVPC/Dillon Sussman as well as Storm Water Management bylaws with PVPC is scheduled to begin later this summer. She also noted that the municipal vulnerability preparedness grant is in hand. Culvert assessment, heating/cooling station and other components are in the works.

Eiseman noted that several items need to be addressed from past meetings and suggested that future agenda items should include these. She reminded the Board that some minor changes and corrections in the zoning bylaw must be ready for fall town meeting include:

- (p 47) to add “Attached” before accessory apartment in 125-9 c5
- (p 98 125-25D6(a) leave as is with no change
- (p 98 125-25D6(e) leave as is with no change.
- (p 100 in 125-26C1) change Planning Board to “the granting authority.”

Jenks will discover timelines from PVPC to begin additional work and will determine whether the Town Clerk has submitted the required materials to the Attorney General in a timely manner so we can move forward.

Meeting adjourned at 9 pm.

Next meeting: July 16, 7 pm