

DRAFT Minutes

Planning Board Meeting 7 pm in History Room at library February 5, 2018

Present: Jenks, Wilson, Eiseman (recording); Guests: Select Board Member Alisa Pearson, Kristin DeBoer

Minutes of previous meeting, January 29, 2018 were approved.

Update from Chair: public hearing dates set February 26 Ramsdell Room and April 9. Sussman will work to get final draft ready by February 26 but notes this is far earlier than other towns require for May meetings. Warrant language is under discussion with Town Clerk and once town counsel approves it will be posted. Updates from PVPC consultant, Dillon Sussman were discussed. and he will come to next meeting

Continued review and comments from guests about proposed zoning regulations for town center village resulted in few additional changes. Pearson wants a working document posted on line which the Board has agreed to do. Eiseman and Jenks will confer to ensure the document with suggested changes is current and complete.

DeBoer expressed concern about the potential development behind her home and others on the North side of Amherst Road where the “cliff” might be built upon. She suggested that perhaps the zoning map could be changed so that the zoning designation reflects the steep slope. Eiseman explained that the issue had been discussed with the Conservation Commission and the feeling was that dividing a landowners property into two zones because of the slope was unnecessary due to the fact that building would come up against extremely high costs and regulations intended to protect this major stream from stormwater runoff and other damage. Essentially, the cost would be prohibitive to keep all runoff from the stream and wetlands which would be required. In any event, the Planning Board will be taking the matter of stormwater management up in the fall and will be working on a bylaw to deal specifically with the issue town wide at that point. Wilson pointed out while density may be increased to a limited extent, the topography makes building infeasible and exceedingly expensive.

DeBoer is also concerned about pedestrian friendly sidewalks. Jenks explained that the Board is doing a phased approach and that not everything can be accomplished by zoning although getting this passed is the first step. After that, we will be tackling other issues potentially including storm water management, shared driveways, subdivision standards, and a review of existing common driveway standards. The Board has applied for a grant to deal with sidewalks and traffic calming measures that must be dealt with by not only the Planning Board but by other town officials and the citizens or developers themselves.

Abbie will submit the zoning proposal to the Select Board for acceptance on February 7 and they will return it to us for placement on the warrant.

Additional discussion and comments added to the zoning document: Add phrase to 125-13 C. Standards to add “including permeable surfaces” this requires a separate warrant article

JSE will find upland zoning in the bylaw for discussion if needed next time.
JSE ask Amherst about fee structure in Amherst

Setbacks: were discussed and will be referred to our consultant for his thoughts.

Slate information due to Abbie asap (Why we do what we do on PB and with a picture)

Adjourn 8:40 PM