

Planning Board Meeting

March 5, 2018

7 pm in History Room at library

Present: Jenks, Dewey, Wilson, Eiseman (recording) Patty Gambarini PVPC consultant

Discussion with Patty Gambarini. Abbie Jenks updated Gambarini on town status with Village Center bylaw and storm water issues. In a wide ranging discussion we also touched on: Conservation Commission concerns and the need for LID (Low Impact Development standards and bylaw; MS 4 issues (these are EPA permits to discharge water into streams, wetlands, etc.)

Patty Gambarini sees an advantage in encouraging a *process* to manage stormwater rather than insisting upon specific requirements that may not fit all situations. She pointed out that while standards are useful, studying the landscape to understand what the parts of the town most need protection makes more sense so we can encourage developers to keep the hydrologic integrity intact. A detailed checklist for boards, developers and the building inspector would make this more efficient and practical.

Once we have subdivision and zoning bylaws in place, the process will be about how to enforce the guidelines and standards. Some communities have roundtables with each board, commission or group talking about their concerns with a project proponents and each other. The state has a checklist for conservation commissions for standards that can be applied both to wetlands to upland sites. Pete Wilson indicated that in his opinion the Village Center is perhaps the most important area to have standards because the challenge will be greatest in that area.

For the MS4 permits redevelopment as well as new development is an issue for those wanting to change the landscape by adding impervious surfaces, so offsite management is a potential solution. Offsite management will be difficult in the Village Center but should be looked at. A stormwater fee might have to be charged town-wide although we could apply it only to the Village Center at first. Plumbing to reuse rainwater might be considered rather than simply allowing it to flow into the streets if it can't be absorbed into the land. PVPC has an offsite mitigation handbook in the works which should be available to us by summer when we take up the stormwater bylaw in earnest.

The Board agreed that the Conservation Commission, Board of Health, and Highway Superintendent should all work with us to get this bylaw properly developed so that all those involved in using and enforcing it will be on board with their needs and concerns addressed. We want all documents (subdivision, zoning, etc.) to refer to the storm water bylaw and need a way to ensure that standards are integrated in one place rather than attempt stand alone guidance for each board or the highway dept.

LID checklist and a planning and design checklist would be useful for a companion to zoning. Bylaw and companion regulations make sense for us. Pete Wilson's concern is to focus on the

Village Center and let highway department deal with new driveways elsewhere. Pete will check with the building inspector to see if he has a checklist for driveways so if not we can create one.

To sum up, we agreed that:

- Most work to be done after Spring town meeting to be ready by fall town meeting.
- the Village Center be the primary focus for stormwater management starting in June
- the Stormwater Bylaw should require water to remain on properties throughout town
- A working group/Stormwater committee be organized to include the Building Inspector, Highway Superintendent and members of the Planning Board, Conservation Commission, and Board of Health.

Minutes Approved were approved for the previous meeting.

Discussion of Public Hearing held on February 26, 2018. Issues raised were discussed and what was learned about how to improve presentation. Thinking ahead for the next public hearing in April, 2018, it is clear that, while there is public support, this is a complicated change and efforts must be made to educate people in advance so discussion is as smooth as possible at town meeting. Pete suggested noting specifically in the presentation that lot setbacks and dimensions are being changed along with design standards and special permit requirements.

Address issue raised by family on So. Valley Road re: zoning changes. The Ryavecs could not come to this meeting but have been invited for the next meeting to discuss their desire to have their land included in the Village Center. Ted Keyes has requested information about the changes via email to Dillon Sussman and a reply will be made. Judy Eiseman suggested that she is willing to speak with Keyes as she has a prior relationship stemming from work done to protect the family farm.

Update on PVPC/Dillon Sussman's work: issues of LID regulation; other. Dillon has run out of time to work on this with us. He is prepared to come to town meeting if we wish. Dillon is working on warrant articles and finishing up on his own time as he is committed to the project. The Board is very grateful for his dedication.

Lighting issues. James Lowenthal's input and minor suggested new changes can be added to those already put in by Dillon after town counsel's review is complete.

Meeting adjourned at 9 pm.