

I - Call to Order

PC Members attending: Dennis Casey- Chair, Norm Cota, Hugh Johnson, Dan Harris, Jason Barnard and Kelly Norris. Others attending: Dave Wetmore.

7:00 PM –Chair Dennis Casey called the PC meeting to order.

II - Review of Minutes

Review of 10/2/2014 minutes- Dan Harris moved to approve as drafted, Jason 2nds. Approved 4-yes, 0-no, 2 abstentions

Review of 11/6/2014 minutes- Norm moved to approve w/correction, Dan Harris 2nds. Approved 4-yes, 0-no, 2 abstentions

Review of 11/20/2014 minutes- no quorum, no approval. PC members will review.

III - Visitor business and discussion of PC information items:

PC discussed how to determine building rights and the number of parcels that could be created with a 50 acre lot in the ASRR corridor. PC determines that building rights do not equal # of SD lots. Two scenarios with a 10 acre density that requires 25 acre lots or < 2 acre lots.

- 1. **5-lots**, 4-2 acre lots and 1-42 acre lot- totals 50 acres and uses 5 building rights.
- 2. **6-lots**, 5-2 acre lots with homes and 1-40 acre lot that has no building rights.

Questions- What scenario is the correct application? Is one method easier to track than the other? Do building rights equal SD lots? Can we have an example of the language used to track building rights on the mylar. Could scenario #2 be a density bonus of sorts? Dave should ask these questions of Brandy.

IV- PC Business

Final review of 10/10/2014 draft Zoning Bylaws

Section 303- Dan Harris expressed frustration regarding agricultural exemptions and the lack of enforcement at the State level. OK as written

304- OK as written

311- (A) – OK as written

(B)- New interior lots shall require 50-ft ROW.

(C)- change to “landowner will need a Driveway/Accessibility Permit”

(D)- change to “landowner will need a Driveway/Accessibility Permit”

(E)- End 1st sentence after “feasible”. Shared access should be required when possible for all new lots to reduce # of road cuts.

(F)1- Amend to “No new residential access will be **constructed** wider...”

(G)- OK as drafted

312-

(A)- OK as drafted

- (B)- Amend to state “500-ft or as approved by the DRB. All pulloffs and turnarounds shall be approved by the Fire Chief”. PC agreed that there are site limiting factors that could prevent exact 500-ft intervals.
- (C)- Need to state that 10-20-ft is the constructed travel portion of driveway.
- (D)- Ok as drafted.

313-

- (A)- Ok as drafted
- (B)- 1 and 2- OK as drafted
- 3- “anticipated to” add
- 4- OK as drafted
- 5 and 6- change “shall” to “should”
- 7 and 9- OK as drafted
- 10- Table needs work! Should they be labeled somehow? “Access spacing” is described as “offset” below. Terms need to be the same. The term access spacing is better than offset.

V- Future agenda items

Continue final review of draft zoning beginning with section 314.

VI- Other business/ public comments

Please note- Next meeting– December 18, 2014 at Town Office- 7:00 PM.-

VII- Adjournment

Norm moved to adjourn at 9:15 PM, Kelly 2nds. Motion carried 6-yes and 0-no