

Minutes of the Planning Commission 21 April 2014

Meeting was called to order at 7:07 PM at the Morrill Homestead Education Center. Members in attendance were Donald Graham, John Echevarria, Guy Denechaud, Steve Willbanks, Mike Scanlon and Steve Campbell.

Following a consultation with Chris Sargent of Two Rivers Regional Planning Commission we agreed that the wording in section 7:11, referring to roads should be modified to indicate that this section would apply only to private roads in new subdivisions. This was based on his opinion that the municipality is not subject to the terms of the proposed bylaw. The Select Board requires a permit for private roads and driveways that intersect with public roads.

There was a suggestion that the next town plan consider language to encourage changing the classification of class 3 roads that only serve one unit.

We discussed inserting language in the subdivision application procedure that would make it clear that subdividers or developers will be responsible for the costs of research and analysis as the Development Review Board considers applications for subdivisions, site plans, change of use and other permits.

We also agreed that the design standards for subdivisions need to be as clear as possible so that the DRB can establish conditions for future development of subdivided lands when the subdivider has no plans for development of the lots.

Election of officers for the 2014/15 year was postponed until May.

Steve Campbell, Chairman