

**PLANNING BOARD
MINUTES OF MEETING
DECEMBER 28, 1993**

MEMBERS PRESENT: Ron Cole, Jim Richards, Parks Christenbury, Lionel Martel, Doug Steele, Brian Preston, Bob Corsetti and Alternates Martin Smith, Bob Belmore

MEMBERS ABSENT: Paul Beecher, Dan Markey

STAFF PRESENT: Steven Stancel, Acting Planning Director and Jacqueline Freeman, Recording Secretary

Bob Corsetti asked Bob Belmore and Martin Smith to take seats on the Board.

The meeting was brought to order at 7:00 PM.

ITEM #1: Approval of minutes.

Bob Corsetti said he had changes on the minutes. He said that in regard to the Item on the CIP, Mr. Beecher voted in opposition in the last two votes.

Ron Cole made the motion to approve with the above referenced changes.
Parks Christenbury seconded.

VOTE U/A Jim Richards - Abstained

ITEM #2: Consideration of acceptance of an application for a minor lot line adjustment for NRBA Realty, (Owner - Boston & Maine Corporation), Assessor's Map 26, Lots 12 & 3, Zoned B-3, I-2, located at 81 - 85 Broadway.

Paul Connolly of Civil Works, handed out slightly revised plans. He said that D. F. Richard owned the land his building is on but leased the land the tanks are on from B & M Railroad. He said that B & M urged Richard to acquire the 28,000 square feet, therefore the lot line adjustment to consolidate the two properties. The reason for the revised plan is that after review it was noted that the rear setback did not meet the ten foot requirement on the original plan.

Ron Cole made the motion to accept.

Jim Richards seconded.

VOTE U/A

The public hearing was opened.

There were no comments.

The public hearing was closed.

Jim Richards made the motion to approve the new plan as submitted.

Ron Cole seconded.

VOTE U/A

ITEM #3: Consideration of acceptance of an application for a minor lot line adjustment for J & A Builders Inc., Richard & Deborah Sheldon, James & Bette Papa and Kevin & Diane McEneaney, Assessor's Map I, Lots 102A, 102B, 102C, 102D, Zoned R-40, located on Gold Post Road.

Kevin McEneaney represented all of the applicants, including himself. He said the lot line encompasses 4 lots. He said that the survey markers were set erroneously resulting in a foundation being put in too close to the side lot line. He said that basically, the lots stay the same.

Ron Cole made the motion to accept the application.

Jim Richards seconded.

VOTE U/A Doug Steele - Abstained

The public hearing was opened.

There were no comments.

The public hearing was closed.

Steve Stancel gave the staff recommendations.

Bob Belmore made the motion to approve with the staff recommendations as follows:

1. The owners' signature be added to the plat.
2. The surveyor's certification be added to the plat.

Brian Preston seconded.

VOTE U/A Doug Steele - Abstained

ITEM #4: Consideration of acceptance of an application for a minor lot line adjustment for Thomas L. Dimon Sr., Assessor's Map L, Lots 14 & 14D, Zoned R-20, located at 173B Dover Point Road.

Tom Dimon stated that the reason for the lot line adjustment is that the deep end of the neighbor's pool is on his property.

Bob Belmore made the motion to accept the application.

Ron Cole seconded.

VOTE U/A

The public hearing was opened.

There were no comments.

The public hearing was closed.

Lionel Martel made the motion to approve.

Bob Belmore seconded.

VOTE U/A

ITEM #5: Old Business

a. Discussion regarding revisions to ADS regulations allowing waivers.

Steve Stancel stated that eliminating Chapter 155-20 C. would be the quickest and simplest way to eliminate the rule not allowing waivers in an ADS subdivision. He stated that if this was eliminated the ADS subdivisions would follow the regular subdivision rules. He said that waivers would be allowed but they would have to meet the criteria first.

Bob Corsetti stated that as it is now, you cannot have an ADS if there is no City water. He said that a lot of land suitable for the ADS subdivisions are on the outskirts of the City and do not have water. He said that the attitude in 1988 when it was first drawn up was that they did not want it misused. He said that in his opinion, the Board does not grant waivers that are not merited. He said that another waiver that could be used is the smaller road size.

Steve Stancel read the criteria that would have to be met in order to qualify for a waiver.

Parks Christenbury said that he doesn't want to encourage further residential development. He said that he will vote for the public hearing but wants to make it clear he may not necessarily be in favor of the amendment to the ADS Regulations.

Ron Cole made the motion to schedule a public hearing on the amendment to the ADS Regulations.

Jim Richards seconded.

VOTE U/A

ITEM #6: New Business

Bob Corsetti said that he wanted to take this opportunity to say that enjoyed working with this Board. He said that it is the second most important board after the Council. He said that he feels that the Board with Steve Stancel's help has become user friendly and was honored to be part of it. He thanked everyone for allowing him to serve.

Ron Cole said that Bob has done a wonderful job. He said that another good change is that the SRPC will be starting to work closely with the local planning boards.

Parks Christenbury stated that Steve Stancel and his staff have done a commendable job. He said that with Bob and Steve's leadership the board has worked closer than any other Planning Board he has ever seen. He said it has been a pleasure to serve on the Board.

Ron Cole made the motion to adjourn.
Jim Richards seconded.
VOTE U/A

Meeting adjourned at 7:30 PM.