

PLANNING BOARD
Monday, November 6, 2023
Public meeting convenes at 7:00 p.m.
Appointments scheduled to begin at 7:30 p.m.

Present: James Corliss, Maria Bissell, Joe Brodbine, Fran Shippee and James Hancock

Call to Order: James Corliss called the meeting to order at 7:00 PM

Absent: Keith Kohanski, Bob Maibusch was absent, and James Corliss sat James Hancock in his place.

Review of the Minutes

October 16, 2023

Joe Brodbine moved to approve the minutes from October 16, 2023, as amended. The motion was seconded by James Hancock and passed unanimously.

Appointments

Conceptual Consultation

Public Hearings

Items for Discussion

- The Planning Board Watershed Ordinance subcommittee submitted recommended Zoning Ordinance changes (review dated September 28, 2023) and the Planning Board reviewed and discussed the proposed changes.
- James Corliss commented that emails were exchanged with Kristin McKeon, the Chair of the Zoning Board, and that McKeon, with the approval of the Zoning Board, proposed a rough draft of definitions and ordinances that they would like to be reviewed. Corliss commented that no motions were made in the Zoning Board meeting minutes and that more work needed to be done before the definitions and ordinances are brought to a Public Meeting. Corliss commented that he would like to continue discussion with the ZBA via email to keep everything discussed recorded.

A conversation was held regarding the Watershed Committee recommendations on the Pervious Paving definition and Impermeable Coverage and a Public Hearing was scheduled.

James Corliss made a motion to schedule a Public Hearing on November 20, 2023 at 7:30 pm on adding a definition for Pervious Paving and modifying the definition of Impermeable Coverage in Zoning Regulations as follows:

Pervious paving definitions; Engineers systems for patios, driveways, parker and other similar structures that retain and infiltrate water better or equal to the sites undisturbed asphalt, and permeable interlocking concrete pavers which are specifically designed, installed and maintained to effectively absorb and infiltrate water.

Impermeable Coverage (All Districts): All that horizontal area of a lot, parcel or tract, that due to construction of structures or manmade alterations to the natural surface of the land which prevent or impeded the infiltration of water runoff into the soil as it entered in the natural conditions prior to development. Common impermeable areas include, but are not limited to, rooftops, sidewalks, walkways, patios, decks, driveways, parking lots, storage areas, compacted gravel and soil surfaces, swimming pools and permanently installed solid awnings and other fabric or plastic coverings.

- 1. All portions of any ground mounted solar panels other than the portion in direct contact with the ground are considered permeable for purposes of lot coverage calculations.*
- 2. All portions of underground waste disposal systems, along with any necessary access covers, vents, and risers for pump out and inspection are considered permeable for purposes of lot coverage calculation.*
- 3. Runoff control systems required and approved to direct or infiltrate water by the Planning Board, such as rain gardens, swales, detention/retention ponds, level spreaders, culverts, and similar are considered permeable, for the purpose of lot coverage calculations.*

The motion was seconded by Joe Brodbine and passed unanimously.

Items for Information

Other Business

Items for signature

Adjournment

Maria Bissell moved to adjourn at 10:22 P.M. The motion was seconded by James Hancock and passed unanimously.

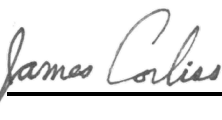
The next meeting will be held at 7:00 PM November 20, 2023, at the Town Offices.

Respectfully Submitted by:

Erin Cintron

Planning Board Secretary

Approved by:



8FEB2024

James Corliss

Date