

1 **PLANNING BOARD**

2 Minutes of January 15, 2014

3 **ATTENDEES:** Arnold Rosenblatt – Chairman, Sally Wilkins – Vice Chairman (late arrival), Gordon Leedy,  
4 Richard Hart – Conservation Commission, Michael Dell Orfano, John D’Angelo – Ex Officio, Sarah  
5 Marchant – Community Development Director

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7 **ABSENT:** Cliff Harris, Marilyn Peterman – Alternate, Allen Merrimen – Alternate, Eric Hahn – Alternate

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9 Arnie opened the worksession at 7:30 and asked Sarah to introduce the Driveway Regulation  
10 discussion.

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12  
13 **DISCUSSION:**

14 **Draft of revised Driveway Regulations:**

15 The revised regulations have arisen out of frustration with the current regulations on the part of  
16 citizens and staff. The key changes from the current regulation to the proposed regulation are as  
17 follows:

- 18 • Proposed regulations require construction entrance/exits for all driveways and temporary  
19 access points to meet Stormwater requirements. A detail sheet of the construction  
20 entrance/exit is provided.
- 21 • Proposed regulations permit temporary access points instead of requiring all access to meet  
22 driveway standards.
- 23 • Proposed regulations allow for gravel driveways with a paved apron.
- 24 • Proposed regulations specify different standards for residential vs. non-residential  
25 (commercial/industrial) driveways.
- 26 • Proposed regulations define the required sight distance based on speed of roadway and define  
27 minimum distances between other driveways.
- 28 • Proposed regulations allow the DPW Director (or their designee) and the Planning Board to  
29 grant waivers from the regulations.

30 The Board reviewed the regulations and was very supportive of the draft. They discussed removing  
31 these from Section 5.3 of the Subdivision Regulations and adopting as a standalone document. Sarah  
32 noted this Regulation is the first step in creating a complete Construction Standards document for the  
33 Town, which would add to the Planning Board and DPW’s suite of tools to ensure construction  
34 practices (outside of buildings) are consistent and fair.

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36 The Board asked Staff to explain/clarify the wording of “Minimum tangent between drives” and asked  
37 to make an allowance under Section VII (I) to permit alternative load bearing pipe configurations as  
38 warranted in regard to the 12” of required cover above the crown.

39  
40 Sarah will revise the draft regulations with the Planning Board comments, submit them back to DPW  
41 for review and schedule a public hearing for adoption when we hold our next public hearing that  
42 requires notice in the paper. The Board discussed the need to have an article in the local newspapers

(online and print), about the revised regulations prior to the Public Hearing. Sarah stated DPW will be sending a letter to regular permit applicants updating them of the revised regulations.

**OTHER BUSINESS:**

**Regional Impact – Wal-Mart – WWTF Site Plan Application**

Sarah noted the board had received one new application for March, an amendment to the previously approved WWTF in the same location as previously approved, to the rear of Wal-Mart. The facility will provide Wal-Mart with treatment of wastewater prior to it discharging into the septic systems. S. Wilkins motioned there is no potential regional impact. Mike seconded. All were in favor, none opposed.

**Minutes of the 9/24/13, 10/30/13, 12/4/13, and 12/18/13 Planning Board meetings.**

9/24/13 minutes – line 42 should be “an impervious” instead of “a pervious”.

Line 166-167 should remove sentence starting with “Intensity of use...”.

Motion to approve by Mike. Second by John. Gordon abstains. All in favor and none opposed.

10/30/13 minutes – line 8 whole sale should be one word.

Line 383 intent was “not to” usurp instead of “to no”

Line 386 remove last sentence “It is exempted...”.

Line 387 change to lots “of” regulations and after “state level” add “, but less on storage.” And remove the rest of the sentence.

Motion to approve by Gordon. Second by Mike. All in favor and none opposed.

12/4/13 and 12/18/13 minutes were approved as drafted. Motion to approve by Sally. Second by Gordon. All in favor and none opposed.

Arnie asked if there was a motion to adjourn.

Gordon made the motion with Rich seconding; all were in favor and none were opposed.

Meeting was adjourned at 8:40 pm.

Minutes approved as presented on February 19, 2014.