

Planning Board Meeting

Date 9.22.2009

Meeting called to order at 6:31pm

Attendance: Calvin Carr, Bob Viarengo, Dino Schnelle, Douglas Mason, Charles Fox

Others in attendance: Peggy Sloan, David Gott.

Discussion points:

Smart Growth.

The town of Leverett's new zoning on ridge lines and lot sizes. Road areas would remain the same, interior land is bumped up to 4.6 acres. Montague, Rowe, and other towns have 4 acre zoning.

We discussed a point system in conjunction with an increase to 4 acre zoning that would give incentive to low income and affordable senior housing as well as open space and APR etc.

We discussed state funding availability "District local technical assistance", this is possibly available in January. We could use this money to hire Peggy Sloan to work with us.

Discussed the need for a public meeting to establish priorities such as affordable housing, affordable senior housing, protection of open space, protection of agricultural and forestry land, protections for environmental considerations such as slope and water quality. Also aesthetic qualities like ridgeline views and rural character.

We considered a point system, in conjunction with raising the minimum lot and frontage size for a building lot which might be a solution to create incentive to prompt development in a way that would be beneficial to the town. Points would be awarded for affordable housing, open space/cluster development, affordable senior housing, slope protection, view protection, etc. and those points would allow a developer to create more than the standard maximum number of house lots. We are going to look further into this approach.

Dave Gott's proposal.

To divide the Benson place into two ½ acre lots and one 37 acre lot. He would be adding three residential acres on 38 acres with 950 feet of road frontage. We decided that the best way to approach this proposal would be as a cluster development. The town would not have to maintain any more road as there would be a common driveway.

Craig Oshkello, from "Land for Good" will send us his concerns about how this plan fits in with sub development bylaws.

Bylaw book.

Discussed the bylaw book that Doug had printed at Staples. Decided to print 12 more.

Dino motioned to approve the book, Charles Seconded, the printing was approved unanimously.

Bray road land.

Alain Peteroy from FCLT advised Jenny of state grant for land preservation and would help her try to get this grant. If this does not happen, Jenny is willing to hold on to the land for two years, after this time she will try to sell the land for what she paid for it, \$105,000.

We decided that there was nothing that we could do about this at this time.

Wording associated with trailer bylaws.

We decided that Doug would email Betty Nichols in reference to her concerns about the trailer bylaw wording. Doug will forward the following...

Dear Betty,

We cannot, as you suggest, add “replacements for grandfathered camper trailers cannot be connected to existing septic systems,” because there are no grandfathered septic systems for camper trailers. Even septic systems that pass title 5 cannot be connected to a non-permanent structure (camper). This is state law and we cannot imply that there is a situation (grandfathered or not) where this is allowable. Please let us know if you need more clarity, or have further thoughts on this issue.

Sincerely,

Douglas Mason

339-4756

Previous minutes:

We read the minutes from 7.7.09

Bob motioned to approve the minutes, Dino Seconded, the minutes were approved unanimously.

Minutes were filed in the town office.

We decided that the next meeting would be on Tuesday October 22nd

Doug motioned to adjourn, Charles Seconded, the Meeting was ended at 9:57pm.

Respectfully Submitted,

Douglas Mason