

Planning Board Meeting

5.13.2010

Meeting called to order at 6:35 pm.

Attendance: Calvin Carr, Dino Schnelle , Bob Viarengo, Doug Mason, Jo Travis,

Others in attendance: Peggy Sloan

We welcome Jo to the group, Jo and Bob have been sworn in and are official.

Smart Growth:

Reviewed the last meeting notes with Peggy.

Variable zoning is not applicable given our topography.

We discussed a delay of one year on subdivision after purchase. Peggy is checking with the AG.

Peggy will review our current cluster development plan and see where things can be adjusted.

We discussed making cluster development by right, and traditional (maximized) division of land by special permit.

We want to encourage cluster developments.

We want to encourage low income housing development and senior housing.

We discussed density Bonuses, affordable housing bonuses, walking trails, orchards, and other options increase number of house lots available.

We discussed the need to make a new map that includes the official zoning map, the wetlands and other resources. We lent the open space and recreation plan to Peggy. We will provide Peggy with the official zoning and any official wetlands and protected areas within the community.

We should increase open space to 40% for cluster development, then allow bonuses for preservation of 50% or 60%. Also relax setbacks within the cluster.

Ownership options for protected land. At this point the land can be owned by a home owners association, owned by the town or, a land trust. To this we might add private ownership of this property.

We received the Whately zoning bylaws and map including incentives for higher density development and will review them to see what we might include.

We will be sent a copy of the Buckland back lot development plan allowing more and smaller lots in for moving houses into cluster style, or off road with a common driveway.

Peggy gave us the Highlights of the bylaw changes, to give us an idea on how to write a version for people to discuss.

Discussed next meeting date with Peggy Sloan July 15th, 6:30pm.

In late June we will discuss the proposed bylaw changes from Peggy. We will make that meeting when she gets the first draft to us.

Reviewed meeting notes from 3.25.2010.

Dino moved to approve, Cal seconded.

Reviewed meeting notes from 4.13.2010

Cal moved to approve the bylaws as amended and Dino Seconded.

Doug will reprint and distribute these notes at our next meeting, and email them to Cal.

The next meeting date will be made when we get a working draft of the proposed bylaws.

We brought Jo up to speed on the current projects and proposed bylaw changes that we are working on .

Doug moved to adjourn, Jo seconded,

Adjourned at 8:20pm

Respectfully Submitted,

Douglas Mason