

Town of Heath

Planning Board minutes 9/9/10

Meeting called to order at 6:40 p.m.

Members present: Bob Viarengo, Cal Carr, Dino Schnelle, Jo Travis

The next board meeting will be on Tuesday, September 21. Peggy Sloan will be present.

The board reviewed changes in the proposed bylaws. Comments and questions follow.

Two new terms are introduced in definitions: SPR and D .

Some changes in tables of use regulations exist for D were reviewed (section 4.2)

In Section 5 (intensity regulations), the board would like to delete the section in italics beginning with “A minimum of 80% “ and ending with “lot size requirement.” Question for Peggy if this is possible to do.

With regards to district nomenclature, the board would like to change the use of A-4 to D (section 4.2).

A = primarily agricultural and residential

D = rural agricultural and residential ; 4 acre lots for single family dwellings.

In Section 4.2 (use regulations schedule), should we omit the line item under accessory uses which deals with parking of four or more commercial vehicles?

In Section 4.10.3 (subsection F) – A4 should be changed to D

In Section 6.2 (Site Plan Review):

6.2.1 - Should we eliminate section in italics in its entirety?

6.2.4 – The board agreed that it is OK to include item Q.

6.2.4. – Board wishes to eliminate the italics “and critical habitat areas” in item G.

6.2.6. through 6.2.9 are completely new additions to the bylaws. The board wishes to delete

Section 6.2.8. C in its entirety.

Section 7 – The board feels that this section should be eliminated in its entirety.

Section 8 – Optimal Developmental Methods

Three methods are outlined: Back Lot, Flexible development and Conservation development.

Conservation Development needs to be mechanically re-typed to look like section 8.1 and 8.2 .

Small changes under filing an application (8.3.2.A) allow preliminary plans to be filed.

Do we really need 10 copies?

Section 8.3.2.B.1. – This is the crux of the matter. It describes the methods of determining the number of buildable lots

Section 8.3.3. – Criteria for Approval – Why are B. and D. marked in yellow? Are they to be omitted?

Section 8.3.6. H. – reviews density bonuses. Please have Peggy review the example in this section with the board; needs clarification.

Section 9 – Definitions

Frontage – why is second definition included; please clarify.

Lot frontage – Need to change Buckland to Heath. Why does this section need to be included.

In summary, we are doing 2 things: creating a new district and making subdivision choices. We need to formulate a plan to communicate these 2 things simply and effectively. We need talking point memos for each of these 2 items. We also need to develop a package for presentation to the selectboard.

Meeting adjourned at 8 p.m. Motion made by Dino Schnelle; seconded by Jo Travis.