

Minutes of August 19, 2020 Planning Board Zoning Subcommittee Meeting

Subcommittee Chair Montbleau called the meeting to order at 7:12pm.

In attendance:

Roger Montbleau, Jim Bergeron, Tim Doherty, Danielle Masse Quinn, Kevin Cote, Bruce Bilapka, Jeff Gowan, Dave Hennessey, Mike Sherman, Paul Gagnon, Scott Bowden

Two (2) Motions Presented (see below)

Discussion:

Jim Bergeron: 2 acre zoning, Community well and reduce frontage

Paul Gagnon: We need to eliminate Workforce Housing and eliminate bonus density.

Paul Gagnon/Kevin Cote: Agree on the name change to "Open Space SubDivision"

Tim Doherty: we should refer to this as "Article 15" / number we have need to fit the format we have for Zoning.

Kevin Cote: Open space, other towns use this term "open space".

Roger Montbleau: will "open space" be good enough?

Scott Bowden: what about connectivity?

Paul Gagnon: Motion to name new Article 15 Open Space SubDivision. Kevin Cote second, all in favor with one opposition from Tim Doherty.

Jeff Gowan: the purpose and intent of Zoning is critical. Item G -give more emphasis make it letter D (highest priority)

Roger Montbleau: part of the "requirement/ part of the intent", Open space can be many things: wildlife, trails..

Scott Bowden: The "purpose" is important and we need to put down some requirements.

Tim Doherty: In Land Use you can't go to Zoning. It stays in Planning.

Paul Gagnon: Motion to Eliminate Workforce Housing, have it removed. Dave Hennessey second. All in favor/no opposition.

Dave Hennessey: this town desperately needs Workforce Housing; this ordinance has nothing to do with Workforce Housing. We need a clean sheet, new name and to start over.

Kevin Cote: Workforce housing is not the Units available, however it has no place in this ordinance.

Jeff Gowan: I agree.

Paul Gagnon: Conservation Committee should be involved in the Yield Plan/Open space plan to be reviewed.

Tim Doherty: Conservation Committee could be the first in line before the Planning Board sees it.

Roger Montbleau: I agree with Tim. If Conservation proof reads before, then the Planning Board can make sure to 2/3 vote for recommendation could be a problem.

Jeff Gowan: Conservation Committee are recommendation only. They can not give authority by statute.

Tim Doherty: we can delegate to the Conservation Committee.

Jim Bergeron: the Planning Board should at least consider the Plan for discussion.

Jeff Gowan: conceptual preliminary to notify abutters.

Scott Bowden: specifically, where the Conservation Committee has the expertise for Conservation requirements, give that information to the Planning Board, then the Planning Board can vote on..?

Dave Hennessey: leave it conceptual, same yield, same open space - Conventional

Tim Doherty: conceptual then Conservation Committee first; we don't want to deal with it as a Conventional.

Jeff Gowan: absolutely Conservation Committee should see it. Once its taken shape, impact the layout of land/engineering

Dave Hennessey: I suggest "connectivity" be put into Planning not Zoning.

Tim Doherty: Voters got rid of it in the first place. Not a one size fits all. We need a distinct purpose, a useful purpose.

Paul Gagnon: Is Conservation going to be reviewing twice?

Jim Bergeron: refer to section 307-96 take out 2/3 majority

Paul Gagnon: edit 307-95 and 307-96 Yield Plan is poorly defined.

Jim Bergeron: reducing the frontage is the incentive

Dave Hennessey: No bonus lots are fine.

Paul Gagnon: I'm not a fan of easements.

Jeff Gowan: did a re cap of the meeting.

Meeting was adjourned at 9:05pm

Minutes by: Danielle Masse Quinn