

Minutes of September 16, 2020 Planning Board Zoning SubCommittee Meeting

Subcommittee Chair Montbleau called the meeting to order at 7:00pm.

Pledged Allegiance to the Flag

Minutes for September 2, 2020 meeting: reviewed and approved

In Attendance:

Roger Montbleau, Jim Bergeron, Danielle Masse Quinn, Mike Sherman, Jeff Gowan, Dave Hennessey, Paul Gagnon, Scott Bowden.

Absent:

Tim Doherty, Kevin Cote, Bruce Bilapka

Discussion:

Committee set up future meeting dates: September 30, 2020, October 7, 2020 and October 21, 2020 at 7:00 Sherburne Hall

Jeff Gowan: summarized last meeting, changes to 307-95 Yield Plan

The Committee went over items 307-105

Paul Gagnon: don't punish the builder 40% parcel open space

Mike Sherman: open space can't be taken up

Dave Hennessey: Yield Plan- how many units can be put into one space? Do we go conventional or do we go open space?

Jeff Gowan: Maybe leave 40% open space 307-105 changes to "A"

Jim Bergeron: Math hasn't changed. Comes up with 1/2 an acre. Not going to work.

Dave Hennessey: Why 15 acres and not 10?

Paul Gagnon: Let's gather information on 15 acres and compare with 10

Jeff Gowan: Is there a minimal lot size?

Jim Bergeron: Adjust the numbers. Increase the minimal lot size, reduce the frontage (for the builder), we need good soil based and waste calculations in case they build ADU. Will give the Conservation 50% gain of open space. Average lots in our state are 2.06 acres.

Dave Hennessey: census 1-2 years

Committee discussing on items 307-105, 307-15

Committee discussed bringing in Joe Maynard and Jason from NRPC to help write up new Article. Dave Hennessey will reach out to Jason and Jeff Gowan will reach out to Joe Maynard.

The Meeting Adjourned at 9:01