

Easton Planning Board Minutes

December 1, 2016

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| Members: | Sam Brown, alternate | absent |
| | James Collier, chair | present |
| | Anita Craven, alternate | present |
| | Denys Draper, member | present |
| | Gary Harwood, member | absent |
| | Zak Mei, <i>ex officio member</i> | present |
| | Phil Reeder, member | present |

Members of the Public Present
Bob Thibault

Chairman Collier called the meeting to order at 7:08 PM
Anita Craven was appointed to sit for Gary Harwood this evening.

Chairman Collier noted that February 7, 2017 is the last date to submit s warrant article petition to the Board of Selectmen.

Minutes

Anita Craven moved to accept the minutes as corrected. Phil Reeder seconded the motion. The minutes were read and approved with corrections.

Old Business

1. Denys Draper asked if there had been any information received on the Kenney subdivision. Jim Collier said that there had not been any information received.
2. CIP program, discussion was postponed to coincide with the Zak's arrival.
3. Zoning Regulation changes
 - The planning board used the document prepared earlier by Anita Craven.
 - Each paragraph was discussed and voted upon separately. Some tasks were merely housekeeping tasks. Anything that would be required to go to a public hearing and on to town meeting was voted upon with the following results.
 - Article II purpose: motion by Anita, second by Phil, passed unanimously. Will be sent to a public hearing
 - Article III – Section 302 modification: motion by Anita, second by Denys, passed unanimously. Will be sent to a public hearing.
 - Article III – section 302 deletion: motion by Anita, second by Jim, passed unanimously. Will be sent to Public Hearing.
 - Article VI, correction of number sequencing sent to secretary.

- Article VI, Sections 604, 605 and 606 to format consistently. Sent to Secretary.
- General Corrections referring to these section titles be extended throughout the document for consistency. Sent to Secretary
- Article VI, section 604 E additions. Surface water definition change: motion by Anita, seconded by Phil, passed unanimously. Will be sent to public hearing.
- Article VI, section 604 E add definition of Riparian Buffers: motion by Anita, seconded by Phil, passed 3-1 . Will be sent to Public Hearing
- Article VI, section 604. Deletion recommended by soil scientist Ray Lobdell. Sent to Secretary
- Article VI ,section 604 J – send this discussion to the Selectboard as this falls under their duties.
- Article VI, section 606 clarification. Deferred for further research.
- Article VI, section 606 formatting needs to be consistent. Sent to secretary.
- Article VI, section 606 . move to appendix. Motion by Anita, no second, deferred
- Article VII, modify title Lot Size/Area Regulations. Sent to Secretary. Also please change this title in any refernces within the document.
- Add four definitions to the Zoning Regulations: Ground Cover, Natural Woodland Buffer, Reference Line and Riparian Buffer. Moved by Anita, seconded by Phil, passed unanimously. Will be sent to public hearing.
- Discussion of adding the term Sludge to definitions section. Zak noted that this is already in a Town Ordinance. He will verify this with the Selectboard.
- Discussion of Adding “Terrain Alteration” to Zoning Regulations. Mr. Collier has a proposed warrant article to address this. Will be discussed separately.
- Denys will give these corrections and changes to the secretary and explain as necessary.

4. CIP

- Zak has prepared a spreadsheet explaining the process and recommendations. This will be attached to a preface by Jim and other figures regarding assessment values projected by Gary.
 - Zak will get the fund balances from the Trustees of the Trust Fund and include a column with that information in the spreadsheet.
 - Public Hearing Date will be January 5, 2017 prior to the regular meeting of the Planning Board.
 - Denys will contact the board secretary to warn a hearing for January 5, 2017 for the purpose of hearing proposed changes to the Zoning Ordinance.
5. Mr. Collier will take three proposed warrant articles to Fire Chief Rainville for clarification purposes and we will revisit those at the next meeting.

Phil moved to adjourn and seconded by Anita. Unanimously passed.

Meeting adjourned at 9:14 PM

Acting Secretary, Denys Draper.