

Town of Easton
Planning Board Meeting DRAFT COPY
September 6, 2018

Planning Board

Denys Draper – Chair - Present	Tom Boucher (Alternate) –Not Present
(Zhenye) Zak Mei – Not Present	Jim Collier (Alternate) – Present
Frank Woodruff - Present	Bob Thibault (Select Board Alternate) – Present
Anita Craven – Present	Claire Mei (Secretary) – Not Present
Bob Lamanna – Present	

Public in Attendance: Carl Lakes, Maria Hynes, Mike Platt, Scott Viveiros, Tom Walter, Tara Bamford, Debbie Stever, Roy Stever

The meeting was called to order at 7:09 p.m. by Planning Board Chair, Denys Draper.

Roy Stever presented copies of a document from Attorney Nix to the Chair and asked that a copy be placed in the Viveiros 11 subdivision folder (see attached).

Toni Woodruff was asked to take minutes due to the absence of Claire Mei

Bob Thibault was seated as the ex-officio alternate due to the absence of Zak Mei

Minutes: Anita Craven moved to defer the amending/approval of the August 15, 2018 Planning Board meeting until the October 4, 2018 meeting. Bob Lamanna seconded. All in favor. None opposed. Passed

Planning Board Old Business

Master Plan

- Tara Bamford attended to collect the Master Plan assignments from each of the Planning Board members and asked that Zak forward his when he returns
- 302 Master Plan surveys were sent out and so far, there have been 90 responses
- It was decided that at the October PB meeting, a presentation of the survey results will take place. The Town website and the sign board will advertise this event
- Bob Lamanna asked for photos of Easton for inclusion in the Master Plan. Please send any photos that you feel capture the essence of Easton to boblamanna@gmail.com

Viveiros 1 – Subdivision

- The three conditions for this subdivision have not been met. There is not a DOT curb cut permit and the road plan lacks a professional engineer's stamp and does not show lot 25A which has frontage on the road (Pine Needle Lane).
- The SB does not plan to hire an engineer to inspect Pine Needle Lane until there is a DOT curb cut permit for this road
- Scott Viveiros protested the non-acceptance of the road plan

- After discussion, the Chair announced she would pass the road plan to Bob Thibault of the Select Board and the Select Board will ask the Town's Road Agent to assist in a determination of completeness
- Denys Drape, Chair, noted that the Stever's attorney, Stephan Nix, has received all requested documents from the Planning Board regarding the first Viveiros subdivision

Planning Board New Business

Viveiros 11- Subdivision

- Prior to discussion, Scott Viveiros invoked a Point of Order requesting Denys Draper recuse herself from the proceedings stating ten reasons having to do with bias and Denys's inability to maintain impartiality regarding the subdivision approval process
- Scott then invoked a second Point of Order requesting Anita Craven recuse herself from the proceedings stating five reasons having to do with bias and Anita's inability to maintain impartiality regarding the subdivision approval process
- Denys Draper refused to recuse herself. Anita Craven refused to recuse herself saying that the reasons were speculative
- Application for Subdivision
 - Anita Craven invoked a Point of Order stating that at this time it is "out of order" to consider this a completed application because the lots involved are in the SHRD District and, as such, according to the Zoning Ordinances, must have a preliminary design review. Also, a subdivision that has not been approved (Viveiros 1) cannot be further subdivided (It was noted by members of the PB that the first subdivision was approved with conditions)
- Board discussion involving whether there is a complete application commenced. Topics were the need for a slope density analysis, questioning of the scale, determining if the lots were flagged and whether a perc test is needed for these lots
- Frank Woodruff read from the Zoning Ordinances, page 26, item D trying to insert understanding into the process of appropriate lot sizes for land located in the SHRD
- Scott Viveiros responded to the Board: 1. A perc test is not required, 2. A subdivision and a lot line adjustment and donation of property were just approved by the Board (both located in the SHRD) with no requirements, 3. Wetlands were not questioned in the last two approvals, 4. By the Board's action (notices to abutters) the Board has already accepted the application, 5. A complete application was provided, 6. This Board is discriminating against this subdivision, but are fair to everyone else in Town
- Scott Viveiros reminded the Board that they had received and reviewed the application for this subdivision at the August 15th PB meeting and abutter notices and public hearing notices were subsequently sent out
- The Stevers commented that they could not review the subdivision documents prior to tonight's meeting
- Bob Thibault questioned if a complete application could be accepted with the conditions that a written steep slope analysis accompany the application
- Frank Woodruff made a motion to accept the application as complete with additional documentation regarding the steep slope analysis forthcoming. Bob Thibault seconded. Bob Lamanna in favor. Denys Draper and Anita Craven abstained

- The 65-day clock for subdivision approval begins today, September 6, 2018
- Anita Craven told Scott she would like to see, for his second subdivision, adherence to DES Administrative Rules (Env-Wq. 1005 for subdivisions) which is applicable for all lots in the SHRD District.
- Denys Draper called for the continuance of this deliberation at the next scheduled PB meeting on October 4, 2018
- At 9:10 p.m. Denys Draper moved to go into closed session re: the Stever's appeal to the ZBA and legal representation. Bob Thibault seconded. Roll call vote with all in favor.
- The Board came back into public session at 9:30 p.m.
- Bob Thibault made a motion to seal the minutes of the closed session meeting. Bob Lamanna seconded. All in favor. None opposed. Passed

Bob Thibault made a motion to adjourn the public session at 9:35 p.m. Anita Craven seconded. All in favor. None opposed. Passed.

Next Planning Board Meeting – October 4, 2018

Respectfully submitted,

Toni Woodruff