

**Town of Easton
Planning Board Meeting
January 3, 2019**

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Planning Board:

Denys Draper – Chair – Present
Anita Craven – Present
Bob Lamanna – Present
Frank Woodruff – Present
Zak Mei (SB ex-officio) – Present

Tom Boucher (Alternate) – Not Present
Jim Collier (Alternate) – Not Present
Ned Cutler (Alternate) - Present, Not Seated
Bob Thibault (SB ex-officio Alternate) –
Present, Not Seated

Public in Attendance:

Bev Lamanna, Debbie Stever, Roy Stever, Scott Viveiros, Tom Walter

The meeting was called to order at 7:05 PM by Denys Draper.

- Denys Draper stated that public input not related to a public hearing will be received with a time limit of three to five minutes and no other public comments will be received during the meeting.
- Anita Craven moved to appoint Ned Cutler as a Planning Board alternate for the duration of this term. Zak Mei seconded. All in favor. None opposed. Passed.
- Denys Draper stated that Tara had given her information to be discussed at the February meeting. Denys will email the secretary who will forward it to the board.

Minutes

- Bob Lamanna moved to accept the 12/6/18 minutes. Zak Mei seconded. All in favor. None opposed. Passed.

Correspondence

- The board discussed a letter from the Emergency Management Director regarding driveway regulations. The board will continue the discussion at the next meeting once more information is gathered.
- Laura Spector-Morgan emailed the chair thanking the board and suggested board members speak clearly and avoid having side conversations.
- Zak Mei presented a letter from the North Country Council to which the board will need to appoint two Commissioners.
- The board discussed the expiry time of Scott Viveiros' second subdivision conditional approval. It is affirmed that the expiration of the subdivision's

conditional approval can be extended beyond the date stated on the Notice of Decision form.

- The board discussed possible revisions to the subdivision Notice of Decision form to clarify the possibility of there being an extension for meeting the conditions. Anita Craven suggested referencing the RSA in the wording revision.
- Scott Viveiros talked about some difficulties that his project has encountered due to the closeness of the 1-year conditional approval expiration date.
- The secretary will email potential revision options to the form and the discussion can move forward at the regular meeting in February.

Old Business

- Master Plan Update: Bob Lamanna stated that Tara Bamford will be here for a Special Meeting on Tuesday, January 29 at 7 PM to discuss updates to Chapter 2 and 3. Prior to that meeting, Chapters 2 and 3 will be emailed out to everyone. If time permits, the board will also begin Chapter 4.

New Business

- Proposed Zoning Amendments
 - The Emergency Management Director has suggested adding a cistern requirement for new subdivisions. The board discussed pros and cons including cost, regulations in other towns, the responsibility of individuals versus the government, how much water is available from various sources such as ponds, and alternatives such as sprinkler systems and a well's inability to support them.
 - It was raised that another option to address the water availability issues is for the town to pay to build or enlarge fire ponds on non-municipal land.
 - The board reviewed the proposed amendments to Wetlands Conservation Overlay District Zoning submitted to the board by Kris Pastoriza, and determined the public should weigh in on the issue.
 - Zak Mei moved to hold a public hearing on Thursday, January 17 at 7 PM at the Easton Town Hall on the cistern requirement and wetlands zoning ordinance amendments. Bob Lamanna seconded. Three in favor, one opposed. Passed.
 - Anita Craven moved to change paragraph C of the proposed Wetlands Ordinance amendment to say, "the planning board in consultation with the Conservation Commission" instead of "with the concurrence of the Conservation Commission." Zak Mei seconded. Three in favor, one opposed. Passed.

- Zak Mei moved to strike out paragraph D of the proposed Wetlands Ordinance amendments. Anita Craven seconded. Three in favor, one opposed. Passed.
- The secretary will post the proper notices.
- Zak Mei moved to add possible amendments to the steep slopes density analysis requirement to the public hearing. Anita Craven seconded. All in favor. None opposed. Passed.

At 9:02 PM, Zak Mei moved to continue this meeting to tomorrow morning, Friday, January 4, at 10:00 AM. Anita Craven seconded. All in favor. None opposed. Passed.

Next Meetings:

Continued Planning Board Meeting - January 4, 2019 at 10 AM.

Special Master Plan Planning Board Meeting – January 29, 2019 at 7 PM.

Regularly Scheduled Planning Board Meeting – February 7, 2019 at 7 PM.

Respectfully submitted,

Claire Mei

Secretary to the Easton Planning Board