

**Town of Easton
Planning Board Meeting
December 6, 2018**

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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
Bob Thibault (SB ex-officio Alternate) –
Present, Not Seated

Public in Attendance:

Ned Cutler, Laura Spector-Morgan, Ed O'Brien, Debbie Stever, Roy Stever, Scott Viveiros, Tom Walter

The meeting was called to order at 7:10 PM by Denys Draper.

- Zak Mei reminded the board and audience to conduct the meeting with civility and respect and affirmed that every citizen has the right to safely participate in the governing process. He also noted that even though everyone has the right to call state agencies, one may not misrepresent themselves as speaking on behalf of the town or town boards without having been given permission to do so.

Minutes

- Zak Mei moved to accept the 11/1 minutes. Bob Lamanna seconded. All in favor. None opposed. Passed.
- Zak Mei moved to accept the 11/16 minutes. Bob Lamanna seconded. All in favor. None opposed. Passed.
- Zak Mei moved to accept the 11/16 non-public session minutes. Bob Lamanna seconded. All in favor. None opposed. Passed.
- Zak Mei moved to accept the 11/29 minutes. Frank Woodruff seconded. All in favor. None opposed. Passed.
- Zak Mei moved to accept the 12/3 minutes. Bob Lamanna seconded. All in favor. None opposed. Passed.

Correspondence

- The board received a letter from BCM Environmental & Land Law, PLLC, attorney for the appeal of Northern Pass Transmission informing the board of Stephen Wagner, Esq. withdrawal of counsel.

Old Business

- Zoning Ordinances
 - Denys Draper asked the board to be prepared to discuss proposed zoning regulation changes from Kris Pastoriza and a potential modification to the subdivision regulations from the emergency management director, at the January meeting.
- Review of Viveiros I Subdivision
 - The applicant stated there were no updates regarding the curb cut.
- Deliberation of Viveiros II Subdivision
 - With the help of Laura Spector-Morgan, the board reviewed subdivision regulations as they applied to the proposed subdivision and discussed conditions of approval.
 - Laura Spector-Morgan clarified that the road, Pine Needle Lane, can be a separate lot if desired by the applicant and the maintenance of the road is a private matter between the owner and future buyers.
 - Zak Mei stated that the traffic through the gravel portion of Paine Road will not increase proportionally with the number of new lots on Paine Road as most of the additional traffic from these new lots would head toward state route 116 via the nearby south entrance of Paine Road instead of the gravel portion of Paine Road, especially as the gravel portion is not plowed for winter travel. The existing Paine Road will properly accommodate the additional traffic from these lots.
 - The board considered the installation of a cistern located within the subdivision, but ultimately declined to require one for this application.
 - Anita Craven expressed reservations on the lot sizes of which many are just above the five acre threshold for DES review. She expressed concern about the brook bisecting the lots, creating potential challenges for septic design.
 - Conditions need to be met within a period of 12 months, by December 6, 2019. If the applicant cannot meet these requirements by this point, the applicant may ask for an extension. Conditions:
 - All required local, state and federal permits be obtained.

- A note be added to the plan that Pine Needle Lane is a private road that is not maintained by the town.
- That your conditionally approved subdivision known as Viveiros I Subdivision be finally approved.
- That the proposed road be built to the Town's Subdivision Regulations Standards.
- That the required curb cut from DOT be obtained.
- That a soil erosion and sediment control plan be submitted to, and reviewed and approved by the planning board.
- Frank moved to grant conditional approval to Viveiros II Subdivision subject to the conditions identified above with a deadline of December 6, 2019. Zak seconded. Three in favor. Two opposed. Passed.
- The secretary will type the letter of conditional approval and circulate to the board before the chair signs and mails the letter.

Zak Mei moved to close the meeting at 8:21 PM. Anita Craven seconded. All in favor. None opposed. Passed.

Next Meeting: Regularly Scheduled Planning Board Meeting – January 3, 2019 at 7 PM.

Respectfully submitted,

Claire Mei
Secretary to the Easton Planning Board