

**Town of Easton
Planning Board Meeting
February 4, 2019**

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Planning Board:

Denys Draper – Chair – Not Present	Tom Boucher (Alternate) – Not Present
Anita Craven – Not Present	Jim Collier (Alternate) – Not Present
Bob Lamanna – Present	Ned Cutler (Alternate) - Present, Seated
Frank Woodruff – Present	Bob Thibault (SB ex-officio Alternate) – Not Present, Not Seated
Zak Mei (SB ex-officio) – Present	

Public in Attendance:

Scott Viveiros, Tom Walter, Toni Woodruff

Bob Lamanna, acting as chair, opened the meeting at 7:04 PM.

Ned Cutler was seated.

Public Hearings

- It was clarified that the Water Supply amendment belongs in the Subdivision Regulations, which means only the Planning Board votes on it, not the legislative body (town meeting). Hence this issue is not time sensitive because it will not be on the upcoming Town Meeting ballot.
- Bob Lamanna opened the Water Supply public hearing at 7:11 PM.
 - Scott Viveiros gave his perspective as a developer, stating issues related to costs, obtaining an easement, and vagueness of the requirements. He noted that NFPA 1231 was dissolved in 1999.
 - Frank Woodruff stated that there should be a comprehensive, strategic solution to the problem of water supply in town, rather than just a regulation that targets large subdivisions.
 - Frank Woodruff advocated for requiring Select Board approval for water supply locations because the subject deals with public safety.
- Bob Lamanna closed the Water Supply hearing at 7:32 PM.
- Bob Lamanna opened the Long Driveway Turnouts hearing at 7:33 PM.
 - Tom Walter asked if the Planning Board would add regulation to keep the turnout plowed in the winter.
 - Ned Cutler responded that since the town can't dictate how anyone plows their driveways, it will not do so for the turnouts either.
 - Zak Mei stated that if you don't have a driveway or don't plow your driveway, emergency vehicles may not be able to access your house anyway.
- Bob Lamanna closed the Long Driveway Turnouts hearing at 7:49 PM

- Zak Mei read the proposed wording for the Steep Slopes zoning amendment.
- Bob Lamanna opened the Steep Slopes hearing at 7:54 PM.
 - The original intent of the steep slopes regulation was discussed.
- Bob Lamanna closed the Steep Slopes hearing at 8:00 PM.

- The board modified the Long Driveways zoning amendment to say:

All private driveways less than 18 feet wide and exceeding a length of 1500 feet, must have a turnout(s) capable of supporting a fire truck or other emergency vehicle, in order to allow another emergency vehicle to pass. Minimum dimensions of the turnout shall be at least 12 feet wide and 40 feet long. There must be at least one turnout for every 1500 feet of driveway. Turnout(s) should be approximately equally placed.

- Zak Mei moved to adopt the new long driveways wording and place it on the ballot. Ned Cutler seconded. All in favor. None opposed. Passed.

- The board modified the Steep Slopes zoning amendment to say:

Prior to submitting an application for subdivision, the applicant shall complete a slope-density analysis to determine the allowable density for the subject lots. Such analysis shall include a lot elevation map highlighting the areas of the lots having a slope less than 15%, as well as the percentage of area highlighted per lot.

Lots with a surface area of less than 15% slope over or equal to half of the lot shall have a minimum lot size of three (3) acres. Lots with a surface area of greater than 15% slope over half of the lot shall have a minimum lot size of six (6) acres.

In all cases, each lot shall have at least one contiguous acre that is of less than 15% slope. The lots are subject to State and Town building requirements in force at time of approval.

- Zak Mei moved to adopt the new steep slopes wording and place it on the ballot. Ned Cutler seconded. All in favor. None opposed. Passed.

Wetlands

- Zak Mei informed the board of the town lawyer’s comments regarding the proposed wetlands zoning amendment. There were several parts to the proposal that was recommended to be deleted.
- Several members of the Planning Board noted the lack of environmental/design/construction expertise among its members present which made it difficult to comprehensively evaluate the proposal, especially since it was derived from another town.

- Ned Cutler moved to table this ordinance for further review. Zak Mei seconded. All in favor. None opposed. Passed.

Bob Lamanna moved to close the meeting at 8:58 PM. Frank Woodruff seconded. All in favor. None opposed. Passed.

Next Meetings:

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

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

Special Meeting for Master Plan – Thursday, March 28, 2019 at 6 PM.

Respectfully submitted,

Claire Mei

Secretary to the Easton Planning Board