

Planning Commission  
Meeting Minutes  
May 06, 2014

Board Members Present: Kris Perlee, Chico Martin, John Elder, Bill Sayre, Skimmer Hellier, Sue Kavanagh, Gary Clark

Other Present: Eric Forand (Zoning Administrator),

Public:

The Planning Commission meeting was opened at 7:07pm

1) Ricki, Larry and Judy Marcelle presented their plans for a 6 lot Planned Residential Development located at 1512 South Route 116. They purchased the land that they had grown up on and plan to build 6 single family residences. They will rent 4 of the residences for now and live in the remaining 2. They hope to have their children buy the 4 rental properties in the future. They plan to build the houses over the next several years. The lot sits in two zones, RA2 and RA5. The portion east of the stream is RA 2, about 4.7 acres, the remaining, about 19.5 is in RA5. Eric stated that he calculated the allowed density of this parcel to be 6 single family houses. Chico asked if the adjoining Shaw property, that was previously sub divided, had any rights to open land on this property due to the fact that it was a 1 acre lot in a 2 acre zone. Gary asked if the brook had water year round, Ricki stated it did. Gary asked if the brook flooded and Ricki stated it does. Applicant stated that a mobile home on the property will be removed. They stated the driveway for the houses will be extended of the current gravel driveway. The Commission discussed having shared open land or allocating the required open land to a specific lot.

The commission asked for the following information to be provide by the applicant prior to the public hearing.

- Map showing the following
  - proposed 6 lots.
  - house positions including setback distances
  - proposed driveway, including culvert
  - proposed emergency vehicle turnaround
  - proposed open green space
  - well and septic for site 5 and 6

The Commission stated that if the applicant felt they would not be able get these things by the June 2 public meeting that they were welcome to postpone that meeting.

The commission thanked the Marcelle's for their presentation.

Sue made a motion to adjourn the meeting, seconded by Bill. All were in favor (7-0).

Meeting Adjourned 8:10 PM