



OLD VALUES - NEW HORIZONS
COMMUNITY DEVELOPMENT

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Planning Board Workshop Minutes

February 8, 2023

7:00 pm at Community Development Meeting Room
3 North Lowell Road

Attendance:

- Chair Tom Earley, Present
- Vice Chair Jennean Mason, Present
- Derek Monson, Present
- Jacob Cross, Present
- Matt Rounds, Present
- Alan Carpenter, Excused
- Joe Bradley (alternate), Excused
- Dave Curto, (alternate), Excused
- Pam McCarthy (alternate), Present, seated for Mr. Carpenter
- Dan Spalinger (alternate), Excused
- Bruce Breton, Board of Selectmen ex Officio, Present
- Roger Hohenberger, Board of Selectmen ex Officio (alternate), Excused
- Alexander Mello- Planning Director, Community Development
- Chris Sullivan- Assistant Planning Director, Community Development
- Renee Mallett- Minute Taker

The meeting opened at 7:01pm with the pledge of allegiance and the introduction of members. Ms. McCarthy was seated for Mr. Carpenter.

The board reviewed an edited version of the site plan and subdivision regulations. The edits encapsulate a number of changes the board has expressed interest in revisiting over the course of the past few months.

On the subject of shared access Mr. Gendron felt the proposed changes went too far. Mr. Rounds asked if there were any suggestions to encourage connectivity without requiring a waiver as this edit would. The board considered workshopping this next month and sending the possible language to Attorney Campbell for his legal opinion.

Mr. Monson made a motion to move lighting, ADA parking, and tents, as discussed, to public hearing on March 8th. Vice Chair Mason seconded the motion. The motion passed with the following roll-call vote:

- Chair Earley, aye**
- Vice Chair Mason, aye**
- Mr. Monson, aye**

44 Mr. Cross, aye
45 Mr. Rounds, aye
46 Ms. McCarthy, aye
47 Mr. Breton, aye
48

49 Mr. Cross made a motion to have the language in the shared access section sent to Attorney
50 Campbell for review, while staff looks over the language used in other towns, to be included on the
51 agenda for discussion on March 8th. Vice Chair Mason seconded the motion. The motion passed with the
52 following roll-call vote and Ms. McCarthy opposed as she did not think Attorney Campbell should review
53 language the board was not committed to:

54 Chair Earley, aye
55 Vice Chair Mason, aye
56 Mr. Monson, aye
57 Mr. Cross, aye
58 Mr. Rounds, aye
59 Ms. McCarthy, opposed
60 Mr. Breton, aye
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63 Chair Earley opened and closed the session to public comment.
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65 Mr. Mello reviewed the proposed changes to the subdivision regulations, the most significant of
66 which would require a winter maintenance bond be provided for private roads which developers choose to
67 have plowed by the town. A series of suggested changes proposed by General Services was discussed.
68

69 Mr. Cross made a motion to move all changes to the subdivision regulations, as discussed, to
70 public hearing with the exception of the proposed set-back for shrubberies and the right of way of roads.
71 Mr. Monson seconded the motion. The motion passed with the following roll-call vote:

72 Chair Earley, aye
73 Vice Chair Mason, aye
74 Mr. Monson, aye
75 Mr. Cross, aye
76 Mr. Rounds, aye
77 Ms. McCarthy, aye
78 Mr. Breton, aye
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80
81 Staff was asked to further discuss those two excluded items with Mr. Senibaldi. Mr. Rounds said he
82 would like to see the board investigate regulations regarding the overdraft of the aquifer. Some discussion
83 followed on how to prove or enforce this. Interest in exploring this and bringing a hydrologist in to meet
84 with the board was agreed on.
85

86 Mr. Monson made a motion to approve the minutes of December 14, 2022. Mr. Cross seconded
87 the motion. The motion followed with the following roll-call vote and Mr. Breton abstaining as he was
88 not present for the meeting:

89 Chair Earley, aye
90 Vice Chair Mason, aye
91 Mr. Monson, aye

92 **Mr. Cross, aye**
93 **Mr. Rounds, aye**
94 **Ms. McCarthy, aye**
95 **Mr. Breton, abstain**

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98 **Mr. Cross made a motion to adjourn the meeting. Vice Chair Mason seconded the motion. The**
99 **motion passed with the following roll-call vote:**

100 **Chair Earley, aye**
101 **Vice Chair Mason, aye**
102 **Mr. Monson, aye**
103 **Mr. Cross, aye**
104 **Mr. Rounds, aye**
105 **Ms. McCarthy, aye**
106 **Mr. Breton, aye**

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Approved