

Planning Board Public Hearing Minutes – Ordinance review prior to Town Meeting
Wednesday, 15, June 2016
Mallett Hall
6:00 PM

Members present: Ron Hodsdon, John Bowdren, Liza Nichols

Guests: Sherry Dietrich, Marie Wendt, Ann-Marie Schechtman, Andy Wyatt

Call to Order: 6:04 PM

Single Lot Ord.: Hutch reviewed the events that led to the adoption of a Single Lot Ord. some ten years ago and that the amendments presented are an attempt to correct some mistakes and make the ordinance easier to use. John echoed that the ordinance came about when the state took away the town's Subdivision Ordinance and required that we observe the its Subdivision Ord.

Andy Wyatt asked about changes to Section 4. Administration. According to the town attorney any parcel that has previously been part of a subdivision is considered a re-subdivision or amended subdivision and goes to the PB for review; if it has never been subdivided then the CEO reviews the lot. Sherry Dietrich pointed out that most all properties in Pownal have been subdivided and so most all Single Lots will go to the PB rather than the CEO.

Backlot Ordinance: This new ordinance is proposed in response to requests over the years and follows the suggestion of the last Comprehensive Plan. The current CEO feels the issue really needs addressing. Hutch ran through the requirements on frontage, easements etc. He said the Board looked at several other town backlot ordinances that varied in approaches; most all required 5-6 acres; some were good and some were bad. What we are presenting we expect will affect 10-15% of properties in town. We opted for 350' road frontage with a 50' ROW; the ROW removes usage of any other sort from the front lot. It is hoped the ordinance will ease the burden of requiring a private road for a Single Lot and perhaps forcing some to further develop lots to justify the private road expense.

There was some discussion explaining the locations of easements and driveways.

There was a question about lots of record (Section 3. Applicability) – the front lot from which the backlot is taken from. In the case of a pre-existing backlot that is landlocked a person would have to get an easement from a neighbor.

Definitions: We reviewed the additions of Backlot, Lot of Record, Recreation and Public Recreational Structure and the amending of Resubdivision. The secretary had forgotten to include changes to Net Residential Acreage that the CEO had asked for – he had said that excluding slopes in excess of 15% meant he could not approve daylight basements and wanted some language allowing him to determine excessive slope. This change will now have to wait until another town meeting as the warrant has already been set. The recreation and

recreational structure definitions were at the request of the Recreation and Conservation Committees to aid in determining in how Impact Fees are used.

Driveway Ordinance: Section 5.B. Construction has an addition for emergency vehicles – adequate room and removal of vegetation. This will also allow sufficient access for oil, UPS trucks and the like.

Road Ordinance: the change here is to alert an applicant to the Road Naming Ord. that is administered by the Selectmen.

Zoning Ordinance: Should the Backlot Ord. pass then it would be included in the Space and Dimensional Table of this ordinance. Andy asked if the front line of the backlot has to be straight. No, it could follow a brook or zig-zag.

The hearing ended at 6:55 PM.

Respectively submitted,



Liza Nichols, Secretary