

Town of Pownal
Planning Board Minutes
Wednesday, February 19, 2020
Mallet Hall
7:00pm

Members Present: Matt St. Cyr, John Bowden, Gabe DiGristina, Jesse Peters, Heidi Curry, CEO Jim Flanders, Town Planner Tony Dater and Secretary Molly White

Members Absent: Matt Altieri

Guests: John Schwanda, Rosemary and Mike Whitney, Michelle and Todd Harrison, Adrienne Fine, Select Board Chair Jon Morris and Ronald Hodgdon

I. Call to Order – 7:00pm

John motioned, seconded by Matt to make Heidi a voting member for this meeting. Discussion: None. Vote: Yes-3. No-0.

II. Secretary's Report

Jesse moved, seconded by John, to approve minutes from December 18, 2019. Discussion: None. Vote: Yes-4. No-0.

John moved, seconded by Gabe, to approve minutes from January 15, 2020. Discussion: None. Vote: Yes-3. No-0. Jesse and Matt abstain.

John moved, seconded by Heidi, to approve minutes from February 9, 2020 site walk. Discussion: None. Vote: Yes-3. No-0. Jesse and Matt abstain.

III. Old Business – Whitney Subdivision

The Board reviewed the Whitney's amended subdivision application one last time to assure all requirements were met and all fees were paid. Updated plans were provided to reflect all pin locations. Jon Morris pointed out that the proposed road name for the new private road accompanying the subdivision had not been brought to the Select Board for approval. The Whitney's were instructed to submit a letter requesting the name be approved for the Board to officially accept at their next meeting on March 9, 2020.

IV. New Business – Pre-App Sketch Plan for proposed Merrill Rd & Elmwood Rd Subdivision

Adrienne Fine, a civil engineer from Terradyn Consultants, LLC and Michelle and Todd Harrison of Grey Ghost Construction were present to discuss plans to subdivide a large lot between Merrill Rd and Elmwood Rd. No formal subdivision application has been submitted at this time. They are proposing two dead end roads, one providing access from Merrill Rd and the other providing access from Elmwood Rd, with a potential max of 12 lots and 20 acres of preserved open space. They have also considered potential access to the 20 acres of open space for recreational use. The Merrill Rd access would be a 600ft road with a cul-de-sac providing access to five lots all with 300ft of road frontage, one of which getting that frontage directly of Merrill Rd. The sixth lot also getting its frontage and access directly from Merrill Rd. From the Elmwood Rd access they are proposing a 900ft road with a cul-de-sac with another six lots, one receiving its road frontage directly from Elmwood Rd. Although the road would be longer than town ordinance allows, about 400ft of it abuts the lots with existing structures that would not need access from the road. The lot with direct access from Elmwood Rd would be created around an existing house. Another lot around the existing barn and other structures further behind the existing house. Grey Ghost Construction would also be building the potential houses being built on these lots as well as providing HOA agreements and Road Maintenance agreements. Waivers are being requested to allow a dead-end road longer than 600ft and potentially for more than four lots accessed by this road.

Matt proposed possibly designating the barn lot as a back lot so that it too could get access directly from Elmwood Rd to avoid asking for frontage off the new road. This would avoid the applicant needing a waiver for having more than four lots accessed by the new road. If they were to go this route, they would need to create the back lot first before other lots are created.

Jesse suggested keeping the two lots with existing structures as one, to which Michelle Harrison agreed that could be an option, in order to avoid needing a waiver for more than four lots.

Tony noted that if the Harrison's did not want to change the design of the lots to conform with the ordinance and could not obtain approval for the waiver from the Planning Board, they do have the option of appealing the Planning Board's decision with the Board of Appeals.

The next step would be for the applicants to submit a preliminary major subdivision application along with payment within 60 days. From there the Planning Board will have 45 days to act on the application with or without modifications or requests for changes. Prior to the preliminary approval, a public hearing will need to be held for public input. The Harrison's should also request approval for proposed road names by the Select Board before going forward.

The Board decided to schedule the applicant for the next meeting for another sketch plan review to give the applicants the opportunity to make some of the changes to the plans as discussed in the meeting.

V. Any Other Business

The Board took this time to discuss more proposed changes to the Article 2, Definitions, of the Land Use Ordinances. The Board decided on five terms to redefine and bring to Public Hearing before Town Meeting. They also decided to hold a public hearing to adopt the most updated Shoreland Zoning Ordinance with the changes Tony provided.

Matt moved, seconded by John, to hold a Public Hearing before their next meeting in March to address the changes to the Definitions Article as well as the changes and adaptation of the Shoreland Zoning Ordinance. Vote: Yes-5. No-0.

VI. March Agenda

Revisit second sketch plan for Merrill Rd & Elmwood Rd major subdivision.

Draft ordinance changes to be brought to Town Meeting after public hearing.

VII. Adjourn – 9:53pm

Respectfully submitted,

Molly White, secretary