

Planning Board Minutes
October 20, 2020
6:00 p.m.

Planning Board Members attending: John Bowdren (acting chair), Gabe DiGristina, Marika Clark, Matt Altieri

Public attending: Jeramiah Rait

John Bowdren called the meeting to order at 6:00 pm.

John Bowdren moved to accept Marika Clark and Matt Altieri as voting members. Gabe Digristina seconded the motion. No discussion, all in favor. Motion passed.

John Bowdren commenced discussion of the application for minor subdivision, "Subdivision of the Hilton Property," by applicant Judith Hilton on behalf of the Estate of Maurice Hilton. The applicant was represented by Jeremiah Rait.

John Bowdren initiated review of the minor subdivision checklist. John Bowdren read each checklist requirement, and the Board agreed with respect to each checklist requirement that the applicant met her obligations and the submissions are to the Board's satisfaction. Specific discussion ensued concerning the following:

- Jeremiah Rait observed that a condition of approval had been added to require the applicant to obtain a determination by the Codes Enforcement Officer prior to issuance of any building permit that the location of any proposed foundation will be setback at least 25 feet from any wetlands. The Board discussed the subjective nature of wetland determinations and suggested that the condition include more flexible language to grant the CEO greater discretion. The Board agreed to request the applicant modify the condition of approval to state that the CEO "ensure appropriate setback from the wetlands." The applicant immediately modified the plan.
- The Board requested that the applicant include a note, indicated at note 10, to permit the CEO to make a determination at the time of issuance of a building permit with respect to location of wetlands given the subjective nature of wetlands determination and the possibility that, at the time a building permit is sought, the CEO determines that the wetlands are more extensive than indicated on the plan. Applicant agreed to include note 10 indicating that "The setbacks from the wetlands shown hereon shall be considered schematic subject to verification by the Code Enforcement Officer or designated representative. The applicant immediately modified the plan.

Following review of the checklist, John Bowdren moved to approve the minor subdivision application given the applicant's satisfactory completion of all application requirements and inclusion of conditions of approval. Gabe Digristina seconded. Planning Board members expressed appreciation for the responsiveness of Jeremiah Rait and the applicant. All in favor. Motion passed.

John Bowdren adjourned the meeting.