



## PLANNING BOARD

Paul Mattor, Chair  
Don Roth Jr, Vice Chair  
Heather Sullivan  
Tom Witkowski  
Gregg McPherson  
Seth Davis  
Stephen Stark

### Minutes of Planning Board Meeting 11 October 2023

**Members Present:** Paul Mattor, Chair; Don Roth Jr., Vice Chair; Heather Sullivan, Stephen Stark

**Call to Order:** With a quorum present, the meeting was called to order by Chair Paul Mattor at 7:00 PM.

**Minutes:** None

**Correspondence:** None unrelated to the project.

**Reports:** Selectman Mary Hoffman - Commitment is done, \$14.50/thousand is the MIL Rate. Legal has stated that if one PB member is paid, all must be paid.

**Public Hearing:** None

**Old Business:**

1. **Bradbury Ridge Subdivision**

**Legal response regarding no FOF etc.**

Legal Counsel response was that it's an approved recorded plan and still has standing even though there were no FOF signed or recorded. The approved plan was recorded in the registry as required. Unless changes to the plan are requested which would require Planning Board approval, there is no reason for them to need new Town approvals. Subdivision Ordinance requires performance bond for road construction to be in place prior to lots being sold or developed. Strongly feel a review from the Planning Board Engineer with a recommendation to the Select Board be done. Is it acceptable to accept just the estimate from BH2M as they designed on behalf of the developer.

Board discussion followed. A double set of numbers is not a bad idea, one from the developers engineer and one from the Planning Board engineer. Would the Board require the developer to set up an escrow to cover legal costs and engineer review to provide estimates as this application has long been approved and all accounts closed and returned to the applicant. Motion was made, and seconded by Tom Witkowski. Further discussion, Greg stated it didn't come to us for changes so he doesn't see where the board has any teeth for this. Motion was made to amend the initial motion for the Select Board to get legal counsel on guarantee review.

**Vote: 5-0-1 (Mattor)**

Motion was made to strongly request the Select Board get 2<sup>nd</sup> cost estimate, seconded, no further discussion.

**Vote: 5-0-1 (Mattor)**

**New Business:**

1. **Discuss Cluster Subdivision**

Vote on Public Hearing

This item has not been before the public for comment. The straw poll notably strikes out Cluster Subdivision based on directive and opinion of Mary Costigan. Mary Hoffman hasn't seen the opinion from Mary Costigan.

This was a nonbinding "straw poll" but the attorney states it is binding. Marry Hoffman stated she was to check with legal and get back to the Planning Board.

Board discussion followed. Stephen stated he wasn't sure why it was even raised as to why it was even brought up but none of his neighbors even know what a cluster is. Maybe it's lack of education regarding clustering and it's being made out to be something it's not. Heather stated she pictures lots on top of each other and it's important to explain what it really is. It's disheartening that they spent a lot of time discussing the article and she based her opinion on "nonbinding" and feels they were misinformed and is concerned, Stephen stating it was presented as not serious. Mary H. stated she doesn't see it as binding. Heather stated she sees no reason to discuss this until there's a determination. Gregg stated that as with everything else it can be amended and re-amended. Further discussion as to whether the Planning Board is even ready to take on this amendment or wait until the other Zoning Ordinance amendments are made, Heather stating it could overwhelm the public. Paul stated the Planning Board has a right to hear from the public that the Board has a lot of authority on the matter and it's essential to hear from the public then form their opinion. Cluster was added to the Zoning Ordinance, it's all over in Martha's vault. Gregg feels Cluster Subdivision should be on it's on public hearing and it would give direction on which way they should move. Extensive Board discussion regarding why eliminate cluster, reasons for the request to eliminate, why keep it or what to keep and how to educate citizens. Paul requested Lee Jay to turn on edits so they can be combined to see it them all put together. Board members to get comments back to Angela so she can get them back to Lee Jay.

**Public Comment:**

**Long Range Planning:**

**Plan for Next Meeting:** Zoning Ordinance Workshop October 25, 2024

**Adjourn:** Meeting adjourned 9:00 PM.

Minutes submitted by Angela  Admin. Asst.