

PLANNING BOARD
MAY 24, 2000

ROLL CALL:

Russ Wilder, Chairman - Present
Alan Carpenter, Vice Chairman - Present
Lisa Linowes, Secretary - Present
Margaret Crisler, Selectmen Member - Present
Walter Kolodziej, Regular Member - Absent
Ross McLeod, Regular Member - Present
Wayne Morris, Regular Member - Present
Roger Hohenberger, Selectmen Alternate - Absent

MINUTE APPROVALS: The Board reviewed the May 17 minutes. Mr. McLeod made a motion to approve the May 17 minutes as amended. Seconded by Mr. Carpenter. Passed 6-0.

CORRESPONDENCE: Mr. Wilder reviewed the following correspondence.

- Letter from Mr. Turner to Herbert Associates regarding Lancelot Road construction. Discussion ensued;
- RCCD 2000 Municipal Board Training Series;
- Letter from Department of Environmental Services regarding availability of funds for watershed restoration;
- Fire lanes law information from Chief Fruchtman. Discussion ensued.

PLANNING AND ZONING: Ms. Linowes shared information from a seminar she attended regarding buffer areas. Discussion ensued. The issue will be raised at next week's meeting with the Conservation Commission.

MASTER PLAN: Discussion ensued regarding the status of the land use section of the Master Plan.

The Board discussed dealing with fast development and changing the building area from 20,000 to 30,000. Discussion ensued regarding presenting it now, once posted needs to be adhered to, Board consensus taken, discussion regarding consensus, effect on open-space developments, language, waiting till ballot, and special town meeting.

Discussion ensued regarding rezoning along Range Road and Route 28. Mr. Turner will bring assessor maps to a meeting. Board discussed performance based zoning, sensitivity zoning, house zoning, Ms. Linowes will get the house zoning information, buffer zones for cultural preservation, historic preservation, and golf course zoning requirements.

The Board reviewed and made changes to the housing section of the Master Plan. Discussion also included trends for open-space development, affordable housing, approval process is smooth, recommendations, other topics for the land use section, town shoreline protection, education of citizens, Conservation Commission presentation, and next week's agenda.

Mr. McLeod made a motion to adjourn. Seconded by Ms. Linowes. Passed 6-0. Meeting adjourned at

10:05 pm.

These minutes are in draft form and have not been submitted for approval.

Respectfully submitted,
Nancy Charland

