

# Planning Board Minutes November 27, 2007

BOSTON PLANNING BOARD NOVEMBER 27, 2007

PRESENT: Patricia Hacker, Chairman

David Stringfellow, Vice Chairman

David Bernas

Robert Chelus

Jonathan King

EXCUSED: Jeff Mendola

ABSENT: Bill McGirr

ALSO Brian Downey Town Attorney

PRESENT: Richard Brox Planning Consultant

Chairman Hacker called the meeting to order at 7:30 PM and appointed alternate member Jonathan King as regular member for this evening's meeting.

## MINUTES

Mr. Stringfellow made a motion to accept the minutes of November 13, 2007, seconded by Mr. Bernas and carried.

## CORRESPONDENCE

There was no correspondence to report.

## CODE BOOK REVISION DISCUSSION

Mr. Stringfellow distributed copies of changes that were discussed at the November 13, 2007. He also included in the package further revisions and corrections. (Changes and revisions will not be written in their entirety in the minutes ? sections will be noted with action taken.)

Mr. Downey came into attendance at this point in the agenda. Mr. Downey asked about the status of Kids Country Child Care. At the last meeting it was reported that Ms. Betz and her attorney would be in attendance at this evening?s meeting.

Secretary Faulring said that Ms. Betz had called and said that her attorney was not able to attend tonight?s meeting, but did say that they would be attending the December 11, 2007 meeting.

### Code Book Revision Discussion

Mr. Stringfellow: There are several items required for site plan review, which are not all listed in the same section. I have attempted to incorporate these items into this chapter, and also eliminate some of the duplication, in doing so paragraph numbers may be changed and/or deleted.

### Section 57-3 B. Wording change

#### ARTICLE I ?General Provisions?

#### Section 97-3 ?Requirements and Submittals? (title change)

A. 11/13/07 item (4 a.) deleted

3 items remain

Item (5) added, it also is in 57-3 B.

B. Rewritten to collect in one place all requirements for initiating a site plan review

C. Wording change regarding distribution of Conceptual Site Plans. Additional work to be done on this.

Mr. Stringfellow will separate the proposed distribution list into two lists, showing which copies are distributed by the Town Clerk and which by the Planning Board Secretary.

Mr. Downey will investigate:

- (1) Whether or not the Town Board intends to propose transferring the authority to approve site plans to the Planning Board.
- (2) Whether or not there is a requirement for the Town Board to refer site plan review submittals to the Planning Board, as opposed to simply stating in the Code how site plan review submittals are distributed when received.
- (3) Whether or not it is necessary to wait until the Town Board refers a site plan review submittal to the Planning Board before distributing the copies.

D & E. Rewritten in an attempt to arrive at a workable time frame for responses by the Town Engineer, Town

Planner, Highway Superintendent, and Town Attorney, and scheduling of the Planning Board meeting at which the site plan will be considered. Additional work to be done on this.

Mr. Downey will research time frames in which written reviews are to be returned.

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Section 97-4 ?Written Project Description? (title change)

This is a new section which combines, in one place, three requirements for textual information described in different places in the current Code.

- A. new addition from November 13, 2007
- B. new addition from November 13, 2007 with wording changes
- C. new addition from November 13, 2007

Section 97-5 ?Conceptual Site Plan? (previously Article II, + title change)

For consistency, change ?Conceptual Plot Plan? to ?Conceptual Site Plan? in the opening paragraph and throughout the Code.

- A. Wording change
- B. Wording change

- C. Identical to current code 97-4 B 3
- D. No change from November 13, 2007
- E.? G. Identical to current code 97-4 (5) through (7)
- H. Identical to current code 97-4 D

Discussion followed regarding the survey.

Mr. Brox stated that a survey must be done by a licensed surveyor.

Section 97-6 ?Final Site Plan Submittal?

- A. Wording change
  - 1. portion of current code section 97-8 with reference to fee schedule
  - 2. new addition from November 13, 2007
    - (a) new item
    - (b) new item

New proposed paragraph added after November 13, 2007 meeting ? with several wording changes

- B. New proposed paragraph added after November 13, 2007 meeting with several wording changes
  - 1. new addition since November 13, 2007
  - 2. new addition since November 13, 2007

Section 97-7 ?Final Site Plan? (previously Article III)

Wording change in opening paragraph

(as is refers to current code Section 97-9)

- A. (as is in current code)
- B. Wording change
- C. ? E. (as is in current code)
- E. Wording change

G. ? K. (as is in current code)

L. Wording change

M. (as is in current code)

Section 97-8 ?Landscape Plan?

Wording changes in opening paragraph

(as is refers to Section 97-9 in current code)

A. ? D. (as is in current code)

E. Wording change

F. (as is in current code)

G. [Deleted here, it is now covered in last paragraph of 97-6.]

Section 97-9 ?Approval of Final Site Plan? (wording change)

Wording change to opening paragraph

(as is refers to current code Section 97-10)

A. Wording change

B. ? D. (as is in current code)

E. New addition since November 13, 2007

Section 97-11 - DELETED

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ARTICLE II ?Design Standards?

Existing Code Section 97-12 becomes 97-10

Existing Code Section 97-13 becomes 97-11

Item E ? Wording change

Existing Code Section 97-14 becomes 97-12

Item B ? Wording change

Existing Code Section 97-15 becomes 97-13

Eliminate single item ? make a single paragraph

Existing Code Section 97-16 becomes 97-14

A. Wording change

B. (as is)

ARTICLE III ?Zoning?

Existing code Section 97-17 becomes 97-15

Wording change to opening paragraph

A. Wording change

B. moved to 97-16 B under Article IV

ARTICLE IV ?Additional Fees?

Section 97-16 ?Additional Fees?

A. (new item) Any change to an approved final site plan will require additional fees as set out in the Schedule of

Fees

B. Moved from Article III item B.

Mrs. Hacker made the motion to adjourn at 10:04 PM, seconded by Mr. Bernas and carried.

Respectfully submitted,

David O. Stringfellow

Vice Chairman

DOS:tjf