

Corinth Planning Commission
Minutes of May 7, 2013
Next Meeting May 21, 2013

7:00 Call to Order, Corinth Town Hall. Members present : Dick Kelley, Susanne Smith, Russ Pazdro (7:40), Bill Tobin, Linda Buonanduci; Holly Groschner
Guests: Kevin Geiger (TRORPC) , Tom Otterman , Monique DesRosiers (abutter to Huntington), Tim Ward (arrived 7:45)

Minutes of April 4, 2013 approval moved by Dick Kelley, Susanne Smith second. Voice vote unanimous.

7:20 Huntington Parcel – Formal Review:

Location: Route 25 at Waits River, Parcel ID 077-07280

Total Parcel: 6 acres

Subdivided Parcel: 2.1 acres

Exempt/Non-Exempt: non-exempt

List of Abutters Received: Yes

Notice to Abutters: Yes

Plans for Construction: Yes – 3 BR Residence

Map of location and abutters: Received (Abutters indicated) contours, access, well, septic (not shown)

Application and check: Received, \$100

Date of formal meeting (after notice): MAY 7 2013

State permits required: Waste Water Permit – Approved.

Tom Otterman spoke to the application and provided explanation of subdivision plan.

Commission issued notice to abutters and heard the application at the May 7, 2013 meeting.

Susanne Smith moved to approve a subdivision of 2.1 acres, Bill Tobin, second. Voice vote was unanimous.

7:35 Final Review of Exempt Subdivision Application of Virginia Osgood -

Location: Chelsea Road, Corinth Parcel ID: 08205268A

Total Parcel: 62.3 acres

Subject Parcel: 2.5 acres

Exempt/Non-Exempt: Exempt

List of Abutters Received: Not required

15-Day Notice to Abutters: Not required

Plans for Construction: Yes – single family

Map of location and abutters: Reviewed (Abutters indicated); contours, access, well, septic

Application and check: Received, \$15

Date of formal meeting (after notice): May 7, 2013

State permits required: Waste Water Permit – No.

Tom Otterman was asked to prove the date of the earlier lots for determination of an exemption.

Susanne Smith moved to approve the exempt subdivision of 2.5 acres from Osgood, subject to verification of the 1985 deed and permit to Mary & Robert Osgood. Bill Tobin, second. Voice vote unanimous.

8:00 Final Review of Exempt Subdivision Application of Kelly and Tim Ward -

Location: 1341 B Claflin, Corinth Parcel ID: 007-01341

Total Parcel: 70.2 acres

Subject Parcel: 60 acres

Exempt/Non-Exempt: Exempt

List of Abutters Received: Not required

15-Day Notice to Abutters: Not required

Plans for Construction: Yes – single family

Map of location and abutters: Reviewed (Abutters indicated); contours, access, well, septic

Application and check: Received, \$15

Date of formal meeting (after notice): May 7, 2013

State permits required: Waste Water Permit – No.

Tim Ward appeared to present an application for a proposed exempt subdivision as described above. The subdivided parcel 60 acres. Access will be from Claflin Road from Topsham town line. The property is within 500 ft of the town line. Owners are Tim and Kelly Ward, 39 Private Road #2, Vershire VT 05079.

Susanne Smith approve an exempt subdivision of 60 acres parcel No. 007-01341. Bill Tobin second. Unanimous by voice vote.

8:20 Kevin Geiger, TRORPC, provided training for the CPC members on hearing protocol. The following notations refer to the content of the discussion.

Flood plain regulations – check if PC is the reviewer. Should be in the bylaws.

1. Decide who gets the applications
2. Review: Process is described at Title 24, Section 4464
 - a. Written, how, basis of decision
 - b. For exemption etc. -- no MOMA is appropriate if exempt from the regulations
 - i. Can require that the State subdivision / waste water be approved first
 - ii. Alternative is deed notice – not developable.
 - iii. As an alternative, can do “minor” subdivision permits
 - c. Building registration ordinance? See Bridgewater – and Chapter 59
 - d. On subdivisions: Hearings
 - i. Step by step facts
 - ii. Use proof to build a record
 - iii. Record the facts in the minutes
 - iv. Require that the subdivided parcel be surveyed (see Title 27)
 - v. Ask what the purpose / use of subdivided parcel will be – if NONE, then put that as a condition – no development
 - vi. Criteria for subdivision:
 1. Finding on each criterion.
 2. See Bylaws at 3.1 – “possible” is too high a standard – use “minimize” or “reasonable steps to minimize”
 3. See Bylaws at 3.2 –
 4. See Bylaws at 3.3 – add reference to pedestrians; fire fighting and emergencies – get the fire dept to sign off. For highway ordinance – watch out for driveways. KG has no knowledge of Long Range Transp Plan. If you have 3 + residences on a private road, then

get bond. And the grade of any ROW that is deeded to the subdivided parcel. Marry up the selectboard's access permit to subdivision access.

5. 3.5 --
 6. 3.6 – Erosion control: state standards are adequate – require to follow those; state storm water permit – require that those are applied as proof
 7. 3.8 – state permit applies for water & sewage – apply state permit and repeal that rule that is shown
 8. 3.7 – see fire dept – “unreasonable burden”
- e. Process on application = procedures
- i. Preliminary hearing - state that its required not “shall request”
 - ii. Formal application – charge money, every time the application is submitted
 - iii. Check, sketch plan against formal application requirements. They are not consistent.
- f. Process on decisions.
- i. The vote on the decision must be in a meeting
 - ii. Deliberations – not recorded, no minutes, not required to have “executive sessions basis”
 - iii. The CPC has lots of powers to waive requirements – but have to say why
 - iv. All 4464 – public notices –can be made the obligations of the applicant
 - v. The final hearing has to be clearly reflected in the minutes so that the appeal clock can start.
 - vi. Hearings can be continued to a time and date certain.
 - vii. Check with everyone on the commission before the close of the hearing.
 - viii. Performance security – bond for roads actually get a bond and give to selectboard for construction and maintenance.

Look for the Flood Plain regulation – recommend that the Selectboard have the review by the PC.

If we want help, apply for a planning grant through TRORPC. KG recommended Town of Sharon bylaws.

9:35 Adjourned: Dick Kelley moved to adjourn, Russ Pazdro seconded. Voice vote passed.