

Town of Corinth
Planning Commission Meeting
November 5, 2014
Unapproved Minutes

Attending for the Commission: Holly Groschner, Chair; Dick Kelley; Linda Buonanduci; Bill Tobin; Susanne Smith; Dan Carter; Steve Long; Karen Galayda, Administrative Officer; Lynn Sciortino, Clerk.
Others Attending: Greg Thurston; Paul Thomas.

The meeting was called to order at 7:02 p.m.

Introduction of Public Participants and Sign-In & Swear In

The Commission made introductions. Public participants were sworn in.

Changes to Agenda

Add "Administrative Roles" to New Business.

Approval of Minutes

Smith moved to approve the minutes of the September 18, 2014 meeting. Tobin seconded. Motion passed with Buonanduci, Kelley and Long abstaining.

Correspondence

None

New Applications - Informational Meetings

*Greg Thurston - The Commission reviewed the Boundary Agreement application submitted by Thurston. The names, addresses and parcel ID numbers of the three parties involved (Thurston, Royce and Ferrio) were recorded on the application. The \$10 application fee was paid and the application was accepted. The boundary line adjustment is intended to conform the boundaries to a stone wall on the land, an adjustment that rectifies a deeded reference to an erroneous survey and deed from Thurston to Royce. The Boundary Agreement is in the form of a survey map of the Thurston, Royce and Ferrio boundaries by T. Otterman dated July 7, 2014, and signed by each of the three property owners whose boundaries are affected. Long moved to approve the registration of the boundary agreement as exempt from subdivision regulation, subject to issuance of a new deed from Thurston to Ferrio reflecting the new boundary lines. Carter seconded. Motion passed. The MOMA will be drawn up and submitted to the Town Clerk with a reference to the map. The applicant, Thurston, is required to arrange for a deed of the subject lands to Ferrio to be recorded for the boundary line adjustment to be completed between the Ferrio/Thurston parcels.

*Paul Thomas - The Commission reviewed Part 1 and Part 2 of the Subdivision application submitted by Thomas. The \$100 fee was paid. It was determined that there are four abutters to the property. Names and addresses were recorded on the application. A revised draft survey showing the entire original lot (13.8 acres) with the subdivision line, preparer's name, signature and date is needed in order to complete the application. Thomas is responsible for getting this to the Planning Commission, and confirming to Groschner delivery of the map by November 7, 2014. December 3, 2014 was set as the Public Hearing date. Sciortino will notify the JO and post notices in the town's designated locations, Buonanduci will notify the abutters by November 18, 2014 and send Thomas the notice to be posted by him in the right of way on the subject property not later than November 18, 2014.

Pending Applications and Hearings

*Roger Martin - The MOMA will be drawn up by Buonanduci and submitted for recording by Groschner.

*Kenneth and Louise Thompson - The Commission reviewed the Thompson Subdivision application and previous Thompson MOMAs regarding access to the lots and deliberated on the application. It was determined that although the access was approved in the last three subdivisions, approval was subject to conditions that may not have been met or may not be satisfied. It was agreed that Smith would convey the Planning Commission's request to the Road Commissioner to make an assessment of the driveway in question to determine whether it met the reported Class 3 requirements. The Planning Commission requested the Road Commissioner's report by or before its next meeting at 7 pm on November 20, 2014. Smith moved to continue the proceedings on the Thompson subdivision subject to the verification that the prior subdivision Class 3 road conditions, as stated in the 2005 Thompson MOMA, have been met.

Long seconded. Motion passed.

New Business

*Following discussion regarding driveway permits, Buonanduci moved that the Planning Commission add language to exempt subdivision MOMAs that references the Highway Ordinance (4.2) and also states that "the approval does not relieve the landowner from obtaining all other approvals and permits prior to construction including, but not limited to, those that may be required from other state departments and local officials including but not limited to the Highway Ordinance and other laws of the Town of Corinth."

Carter seconded. Motion passed.

*Buonanduci presented a Subdivision Application Part 2 form that included language from the Planning Commission Bylaws added in italics to clarify the application. The Commission agreed to review the differences between the application and the bylaws and make recommendations at their next meeting for corrections to the application.

*It was agreed to update the fees paid for applications under the subdivision bylaws so that the required fees would meet the actual processing costs. Carter agreed to propose a method or language to include in the application that would reflect this change. The change in the fee structure must be approved by the Select Board.

*Carter presented a Treasurer's Report. Groschner agreed to draw up a budget proposal for next year and attend the town budget meetings. She will also write the report for this year's Town Report.

Old Business

*Kelley introduced the new laptop computer and wireless printer to the Commission.

*It was determined that the Public Hearing on the Flood By Laws Adoption be held in January. Long agreed to write a general description of the proposed by laws for the public.

Adjourn

Long moved to adjourn. Buonanduci seconded.

The meeting adjourned at 9:50 p.m.

Next Meetings:

November 20, 2014 meeting

December 3, 2014 meeting and Public Hearing for Thomas

January 7, 2015 meeting and Public Hearing on Flood Regs