



MINUTES
UNDERHILL PLANNING COMMISSION
JUNE 28, 2005

Present: Ch. Pro Tem Dick Albertini, David Edson, Jan DeVries, Charlie VanWinkle, Pat Lamphere, Gerry Adams, Irene Linde, Z/P Admin. Chris Murphy, Selectboard members Stan Hamlet, Marc Maheux, Land Surveyor Brad Holden. Absent: T.Bergersen. D.Wheatley

1. Minutes of June 7 and 21 read and approved on a motion of J.deVries, second by C.VanWinkle and so voted.
2. Discussion on the Action Plan was deferred in favor of pressing issue of Ch.117 revisions
3. Revisions:
 - a. Required Frontage – to read: “Total length of the lot boundary measured along abutting roads. A permanent easement or recorded right-of-way may only count as frontage upon approval of the Planning Commission or the Zoning Board of Adjustment as appropriate under this by-law. (See also Driveway and Private Road)”
 - b. Road – Any public *or private* right-of-way serving three (3) lots, which is designed and intended for use by motor vehicles. The word “road” shall mean the entire right-of-way.
 - c. Driveway -- A private traveled way, easement or right-of-way serving up to two (2) parcels, which provides vehicular access to a parking area(s) associated with the principal structure or use.
4. The Planning Commission broke here for the Terence Vaughan final subdivision (DE025T) hearing.

The 5.5 acre non-conforming parcel is not to be developed. This parcel (in Underhill) will go with the house lot (Lot 1) on the Cambridge side of the town boundary. Lot 2 (10.4 A.in Underhill) may not be further developed. The driveway appears to go through the Class 3 wetlands as designated by K.O'Brien Wetland Consulting.

The Subdivision was approved as a PRD with conditions:

- a. lots 1 and 2 may not be further developed (to be included in the recorded deed)
- b. the State Wastewater Disposal Permit must be received.
- c. Motion by Jan deVries, second by Charlie VanWinkle, and so voted.

3(CONT.) Revisions Brad Holden recommends we clarify our definition of wetlands (See Wetlands as defined by statute as most recently amended. Gerry does not want to regulate Class 3s. Consensus of Board agrees 4-3. David moves we use Bolton's wetlands definition, second by Jan.

5. Regs to go with Wetlands: If 50 feet buffer for septic systems, why not for everything? Include "no land development or disturbance is allowed within the buffer zone unless applicant first appends an application for such .
6. Definition of watercourse. (See State Statute) Add.....
7. Return to Roads:
 - a. Driveways: See Bolton, p. 120
 - b. Roads: See Bolton, p, 130

Meeting adjourned at 8:30 p.m. on a motion by Pat Lamphere, second by Gerry Adams, So voted. NEXT MEETING: JULY 5, 2005 AT 6:30 P.M.

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JULY 5, 2005, WORK SESSION CANCELLED