

PUBLIC HEARING AND BUSINESS MEETING

Call to Order - 7:00 PM: R. McDermott called the meeting to order.

Roll Call: R. McDermott, Chairman; C. Leto, Vice Chairman, A. Dittami, S. Volpone, P. Young, Members; J. Henebry, P. Robart, Alternate Members; L. Ruest, Secretary;

Review Of The Minutes Of The Previous Meeting:

MOTION: To approve the minutes of the April meeting as written.

MOTION: C. LETO
SECOND: A. DITTAMI
UNANIMOUS

D. Public Hearings:

- 1. Case #06-02:** Application from **Reed P. Thompson** for special exception as provided for in Article III, Section 8.7 to allow a septic system for a single-family residence and driveway within the Wetlands Conservation District for property located on Evergreen Drive (Map 4, Lot 32-10).

Attorney Elizabeth Bassett, Reed Thompson and Steve Oles of AMES-MSA were present. Prospective owners, Ted and Nicole Norton, were present.

Attorney Bassett noted that this application is continued from last month. The engineer reworked the plan so that there is no intrusion into the 100' wetland buffer other than the 20,000 square foot reserve area. The house footprint has been flipped and the driveway moved to the opposite side of the property. The 5,000 square foot receiving area has been moved out of the sideline setback and the well head has been moved from the wetland buffer area to the front of the house on the buildable portion of the lot. All complies with state requirements, but not local. Special exception is still needed for the portion of the 20k area that remains within the wetland buffer.

S. Oles stated that 5,000 square feet of the 20k area encroaches the wetland buffer. This is an increase from the prior plan as structures within the buildable area have been relocated. S. Oles stated that there is no other reasonable use or configuration of the property that would avoid the need for special exception. He added that a different configuration of the house (1,700 sf footprint), garage and driveway was used to meet requirements. S. Oles also stated that the proposal as presented will not create a hazard, or destruction, to wetlands.

Discussion of the well radius extending on to the neighboring parcel as well as into the roadway took place. It was explained to the engineer that when the Planning Board creates a lot that it is required that the well radius fall within the bounds of the lot. S. Oles reported that it is allowed to have 10' cross onto the neighboring lot and also to the mid point of the road at the front property line. Following discussion of options, it was felt by S. Oles that he could move the well head in order to not have the well radius encroach off the parcel by any more than 10 feet.

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Hearing no further questions of the Board, discussion was opened to abutters and members of the public. Prospective owner, Ted Norton, asked whether approval would be put off another month waiting for revision to the well radius. He was told that a condition could be placed on an approval. Hearing no further comments or questions, R. McDermott closed the public hearing.

Review of the criteria for granting a special exception were reviewed (Article III, Section 8.7) at this time.

MOTION: To approve the request from **Reed P. Thompson** for special exception as provided for in Article III, Section 8.7 to allow a septic system for a single-family residence and driveway within the Wetlands Conservation District for property located on Evergreen Drive (Map 4, Lot 32-10) with the condition that the well radius be moved southwest between 8' and 10' and northwest between 8' and 10', as discussed, and that revised plans be submitted for the file. This approval is based on the following reasons:

- Documentation and records show that Map 4, Lot 32-10 is an official lot of record.
- The use for which the exception is sought cannot feasibly be carried out on a portion of the lot outside the wetlands conservation district.
- The applicant could build a smaller house; whether this is logical in this nice subdivision area is questionable.
- The design and construction proposed meets the purpose and intent of this article.
- There has been no evidence presented that a hazard or danger to public health is being created.
- No reason for additional studies has been presented.

MOTION: A. DITTAMI
SECOND: C. LETO
UNANIMOUS

E. Other Business:

REMINDER: Right to Know Law Meeting, June 13, 7 p.m.

F. Comments or Questions from the Floor: No comments or questions were heard.

G. Adjournment:

MOTION: To adjourn the meeting at 8:10 p.m.

MOTION: P. YOUNG
SECOND: C. LETO
UNANIMOUS