

submissions upon written request of the applicant, provided that such waivers will not have the effect of nullifying the intent and purpose of the Zoning Ordinance.

5. Completeness Review Procedure. The Planning Board shall review the application for completeness and note which submissions required by this section have been submitted, which have been determined by the Code Enforcement Officer not to be applicable and which are missing. The Planning Board shall not schedule a public Hearing on the Site Plan Review application until:

A.

The application and supporting materials contain all of the submission requirements other than those that have been determined by the Code Enforcement Officer to be inapplicable,

or

B.

The Planning Board has reviewed the written waiver requests that have been provided by the applicant for any missing submissions other than those that have been determined by the Code Enforcement Officer to be inapplicable and agrees that any other missing submissions are either not applicable or necessary for the Site Plan Review. The applicant shall provide reasons and justifications for any requested waivers of applicable submission requirements, so that the Board may make findings pursuant to section 4.B above.

Mr. Wilkos confirmed that the new language was either written by, or reviewed by, Town Attorney Natalie Burns. Mr. Wilkos referred to the text in “red”.

Ms. Freedman added that language to be inserted is underlined and language to be removed is ~~struck through~~.

Mr. Wilkos asked if there was anyone in the audience who wished to be heard. There was no one.

2. Zoning Ordinance Article 2 – Definition of Driveway.

A vehicular access-way serving not more than two ~~lots containing~~ dwelling units, or leading to the parking area of nonresidential uses on only one lot. Any vehicular access way that serves more than two dwelling units or leads to the parking areas of nonresidential uses on more than one lot shall comply with the street design standards of Article 10 of the Subdivision Regulations. Within any Shoreland Zones, driveways over five hundred feet (500') in length, or serving more than two dwellings, shall ~~be regulated as roads, for the purposes of enforcing the provisions of section 9.15.~~ comply with the street design standards of Article 10 of the Subdivision Regulations.

Mr. Heyland summarized that the effect of the change would be to eliminate any confusion regarding anything with more than two dwelling units which would require a roadway that meets all the standards of a “street” as outlined in Article 10 of the Subdivision Regulations.

Mr. Heyland stated that the language regarding the driveway definition was not reviewed by the Town Attorney.

Mr. Hayes asked, hypothetically, "if a satellite parking lot was constructed behind an existing lot, would the entrance driveway have to meet the 50' standard?"

He added that this change seems to be intended to protect "back lots" with right-of-ways over someone else's land.

Mr. Heyland responded that if there was more than one lot off of the driveway, and that lot was non-residential, then yes – the roadway would have to meet the 50' standard. He also confirmed that this is the current language.

Mr. Heyland added that the "back lot driveway access" might cause difficulties if someone wanted to create a new "back lot". He added that the key term in the new language is "residential".

Mr. Hayes stated that if someone wanted to create a satellite parking lot, the town would not want to discourage them from doing so by requiring a 50' roadway.

Mr. Wilkos agreed that if the town wants to encourage satellite parking lots, now may not be the time to make this change?"

Mr. Heyland agreed and suggested that the language could be reworked. He also suggested that caution should be taken when using the "satellite parking lot" specific example. The change only takes effect if the owner wanted to create a new lot. He reiterated that the proposed changes are intended to effect back lots and property which is way off of a main road.

Dave Barton asked if the road to the Dog Park meets the required road standards.

Mr. Heyland responded that it does.

Mr. Wilkos asked if there was anyone in the audience who wished to be heard, there was no one.

It was confirmed that the Planning Board would hold a Public Hearing for each proposed ordinance changes. After the Public Hearings the Planning Board will vote to send the proposed changes to the Select Board with a request that they be reviewed by that Board, and included on the warrant for the June 2016 Town Meeting.

The Workshop was adjourned at 5:45 p.m.

Respectfully Submitted

Maryann Stacy

Maryann Stacy
Recording Secretary

Approved on March 14, 2016