Agenda
6:30 PM Call to order.

Planning Board Workshop: Zoning Ordinance review

Other Business

Members Present:
Jane Alden (Chair), Eric Pyra, Juliet Harvey, Elaine Grace, Judy Tilton, Christine Dembitzky and Katherine Dawson (Ex-Officio Selectman)

Others Present:
Kathi Mitchell (Conservation Commission), James Cropsey (Conservation Commission), Joe Jesseman and Dari Sassan (Planning Board Staff)

Call to Order
Chairman Alden called the meeting to order at 6:30 PM.

Planning Board Workshop
Planning Board Members reviewed 24 comments submitted by Peter Spear and decided to make the following changes to the draft wetlands ordinance:

1. Include mowing and trimming of vegetation as a permitted use, not to include removal of healthy vegetation
2. Remove “soil scientist” from entities qualified to delineate wetlands (wetland scientist only)
3. Remove reference to 2000 Army Corp document from specification of delineation methodology
4. Change definition of “surface waters”
5. Add professional engineer as an entity qualified to develop a sediment and erosion control plan
6. Add name and certification number of wetland scientist to requirements for a conditional use permit application
7. Add draining dredging, filling or change in flow of water to list of uses requiring a Conditional Use Permit
8. Remove agricultural operations from list of permitted uses and allow it only as a Conditional Use Permit

The Board expressed that wetlands constructed for stormwater treatment, agricultural use, waste treatment or other such purpose should be exempt from the provisions of the ordinance. Mr. Sassan agreed that such wetlands should be exempt because they commonly exist for the purpose of protecting natural wetlands and other natural features and that placing additional restrictions on those areas would disincentivize installation of water quality protection features.
Mr. Sassan suggested that the proposed setback amendment be changed, allowing signs to be permitted in the setback by the Code Enforcement Officer. Ms. Tilton asked if that might open the door to signs being placed in areas where they might obstruct driver sight distance. Mr. Sassan said that the ordinance already contains language directing the Code Enforcement Officer to consider sight distance when determining whether to allow a sign in a particular location. Board Members expressed agreement with the change, with the understanding that it could be further amended during the January public hearings.

Board Members decided to propose that the Town return to the signage ordinance that was in place at the beginning of 2003, rescinding all changes made since that time.

**Other Business**

**Planning Board Correspondence**

1. Belmont- 1/6/1 Public Hearing on petition amendment to restrict industrial uses over the aquifer.

**Other Business**

**MOVED** by Ms. Tilton to *adjourn this meeting*. **SECONDED** by Ms. Dembitzky.

All in favor, none opposed: **MOTION APPROVED**.

The meeting adjourned at 7:30 PM.

JA/ds