

Southampton Planning Board

Southampton Town Hall

Wednesday, September 7, 2011, 7:00pm

Members in Attendance: Jim Labrie, Keith Locke, Paul Diemand, Jean Christy

Members Late: John Furman

Notes taken by: Jean Christy

7:00pm Meeting Opened

7:01pm Street Number Assignments\Public Comment – None

7:02pm Agenda Items taken out of order

- Committee Reports
 - JC presents CPC update
 - KL presents Master Plan Update
- Mail Opened
 - Erosion Control Inspection Log received, Matt Gagnon, 21 Valley Road

7:02pm Bobcat Hollow

- Modification to Cutting Line, Lot 27. Mr. Sampson requests a modification to the cutting plan to site a house. JC moves to accept the cutting line proposal from Mr. Sampson for lot 27 as shown on a plan dated August 16, 2011. KL seconds. Board votes 4-0 in favor. Board members sign plans, return mylar plan to applicant.
- Mr. Sampson requested lots to be released in October 2010. Release of these lots was not discussed with Mr. Cauley. Mr. Sampson would like these lots released.
- Mr. Cauley presents letter to the Board and Mr. Sampson recommending that additional lots not be released until various concerns are completed.
- Mr. Sampson rebuts Mr. Cauley's concerns.
- Conservation Commission Chair Mr. McDonald states that the site, upon their inspection, was somewhat maintained but items do need to be completed.
- PD recommends to Mr. Sampson that he work on addressing those item
- Mr. Cauley states that he would accept three lots to be released as long as the remaining 4 and \$50,000 bond remains until he is satisfied.
- JC moves to release lots 9, 11 and 12. KL seconds. 4-0 in favor, 1 absent.

7:31pm John Furman actively enters meeting

7:32pm Ron Laurin, Building Permit 317 College Highway previously for April West.

- Application previously before Board. Applicant has reduced the scope of work for the building permit, thus reducing clearing limits, keeping under the 40,000 sf cut-off for an Erosion Permit
- JC moves for Chairman (PD) to sign building permit for 317 College Highway for Ron Laurin. JL seconds. 5-0 in favor.

7:35pm Special Permit Public Hearing, John & Sylvia Pipiras, 55 Gunn Road, Accessory Apartment

- Public Hearing is recorded
- Public hearing notice read into record.
- Green cards and proof of mailing received
- Accessory apartment added on in 2003 for mother-in-law. She has since moved. Applicant is looking for a Special Permit so as to rent this apartment. The apartment was approved prior to the Accessory Apartment By-Law was approved. The proposed use would not be in compliance with use regulations without the Special Permit.
- JF states that the Board contacted Town Council to ensure that this procedure will keep this
- Applicant states that no additional construction, outside of interior doors to be closed off, will occur with this permit.
- Robert A. Biancuzzo, 51 Gunn Road, reads statement into record. His concern is with future owners of the property.
- George Gunn, neighborhood resident, speaks in favor of the Pipiras applicant.
- JF reviews process for Public Hearing process, Notice of Decision and Appeal process.
- Board reviews Draft Notice of Decision.
- JL states that he is not a direct abutter but he does live up the street. He states that he has no negative concerns with the application.
- Board members do not have any additional items to add to Decision.
- KL moves to close Public Hearing. JL seconds. 5-0 in favor.
- JF moves to approve the Special Permit for John and Sylvia Pipiras. JL seconds. 5-0 in favor.
- Sylvia Pipiras provides a check # 6478 for \$96.00 for Advertising fees.
- No filing fee required.

7:54pm JF provides a report for the Public Safety Complex Committee

- JF and JL are on the committee. Committee is looking to determine what entities would be included

7:57pm Mr. McDonald states that in the OOC issued by the Conservation Commission for various projects that they would receive information on on-going maintenance issues. Mr. McDonald asks the Board if we would like to see any inspection reports that they receive. Mr. Cauley states that he does meet with Homeowner's Association members to ensure maintenance will occur. Mr. Cauley does spot inspections of other facilities in town, and he reports and concerns directly with the owners. JF states that our By-Law covers construction efforts and that Mr. Cauley is our on-going inspector and that the Board does not necessarily need to know of any non-compliance once the project is complete.

8:05pm Matt Gagnon, 21 Valley Road, Erosion Control Order of Non-Compliance

- Issuance of Non-Compliance dates August 19, 2011 was received by Mr. Gagnon and additional measures of erosion control and inspection requirements.
- JF and JL performed a site visit on 8/31/11, immediately following the hurricane of 8/28/11 to see that silt fence and haybales had been installed and working satisfactorily.
- Board reviews Draft Notice of Compliance,
- JC moves to authorize JF to sign and issue of letter of compliance. JL seconds. 5-0 in favor.

8:10pm George & Candice Gunn, Lot 6-3 Gunn Road

- PD reads letter from Atty. Amanda Zedonis Kemp into record
- Board members agree to waive rights of first refusal.
- JF makes a motion for the Board to recommend to the Board of Selectmen that the Town waive the right of first refusal for Lot 6-3. KL seconds. 5-0 in favor.

8:13pm Gunn Agricultural Preservation Restriction Program, 90 acres on Pleasant Street

- JL states that he is a direct abutter and he will abstain from voting on this matter.
- Board received letter from Conservation Commission endorsing the support of establishing an APR on this property, issued to the Commission of Agricultural Resources, dated August 8, 2011
- Mr. McDonald speaks on behalf of the Conservation Commission stating that this is a quality piece of land along the Manhan River corridor with extensive wildlife.
- Applicant asks Board to sign application in favor of this designation.
- JC moves to endorse the application for APR for this property. KL seconds. 4-0 in favor, 1 abstention.

8:23pm Mr. Cauley states that he cannot find any record that Helen Drive was approved and accepted at Town Meeting. Mr. Cauley requests that some research be conducted to determine when and if this ever occurred.

8:24pm Mr. Cauley also requests that the Board determine when Halon Estates was complete with the Appeal Process.

8:27pm JC moves to adjourn meeting. KL seconds. 5-0 in favor.