

Planning Commission Minutes
Oct. 12, 2022

Planning Commission members present: Vance Bell, Tom Johnson, Dawn Bower, Bill Dunkel, Kate Wright, John Finley

Members of the public present: Ellen McDuffy, Kord Scott

Meeting called to order at 6:33PM

Bill introduced John Finley, a new member of the PC. John gave his history and credentials working on planning issues in New Jersey for many years. He is looking forward to joining the Planning Commission and lending a hand.

The minutes of the July 20, 2022 PC meeting were reviewed. Motion to approve by Vance, seconded by Dawn. All approved.

The minutes of the August 24th, 2022 meeting were summarized. Motion by Tom to accept, seconded by Dawn. All approved.

We discussed Randall DiStefano's request that we lift the stop work order on his house and allow him to continue working on it. Randall said he'd been in touch with many civil and environmental engineers in the tri-state area and has had difficulty finding anyone who has time to develop a stormwater containment plan. Trinity Engineering in North Adams, MA, has agreed to do the job, but they cannot start for another four to six weeks and it may take them until March to complete the plan. He said it will cost him extra money for storage and rent if he cannot continue working on the house until next spring.

Bill spoke with John Dupras of Trinity Engineering. He said that the ZBA's requirement that stormwater runoff should be no greater after development of the property than before development was not an unusual or especially stringent requirement. However, developing a plan would be complicated and somewhat expensive. Trinity would not do the site work, just create the plan. Bill noted that Trinity is highly recommended.

Bill reported that he met with Everett Hammond, the engineer who replaced the culvert on Wheeler Rd, at the house site on Oct.7th. Mr. Hammond noted that if the foundation is exposed to the elements all winter long, continual freeing and thawing could compromise its structural integrity. Mr. Dupras said that work on the house itself would not inhibit Trinity's ability to develop a stormwater mitigation plan, as long as no work was done on the rest of the site.

We discussed whether it was appropriate to lift the stop work order to allow the foundation to be protected. We also discussed whether allowing Randall to frame and roof the house was appropriate. John said that if we allowed this it would be at Mr. DiStefano's risk. That is, it would cost him additional money to do additional work, with no guarantee that Trinity's stormwater plan would eventually be accepted by the Planning Commission/ZBA. Bill noted that even if he were permitted to frame and roof the house, no one could occupy it because the septic system would not be completed. Work on the septic system could be contingent upon approval of the stormwater mitigation plan.

After further discussion, the Planning Commission decided that once Mr. Dupras confirmed that a Professional Services agreement between Trinity Engineering and Mr. DiStefano was in effect, the stop work order would be lifted to allow the following work to be done:

1. Installation of footing drains for the foundation
2. Backfill the foundation (but no grading of the site)
3. Pouring of a basement slab
4. Capping of the foundation with tarps or other appropriate material after a plywood deck has been built

Once this work has been completed the stop work order will be reimposed.

Tom moved to approve the agreement stated above, contingent upon the approval of the town attorney, Bob Fisher. Dawn seconded the motion, which passed unanimously.

Bill noted that after a public hearing, which no one attended, the Select Board approved the changes that the Planning Commission had suggested to the town's

timber harvesting regulations. We agreed that at a subsequent meeting we need to discuss how to publicize these revised regulations to the general public and to loggers in the area.

Motion to adjourn by Vance, seconded by Tom. All agreed.

Meeting adjourned at 8:04PM