



MINUTES
September 7, 2010

7:00pm
Meeting Room
Town Office Building,
16 Jan Sebastian Drive

Present: Daniel Marsters, Chair, Amy Lipkind, Vice-Chair; Sarah Regan, Rich Claytor, and Nanette Perkins

Absent: Joe Vaudo

7:00pm
Approval of Minutes

Ms. Lipkind moved the Board accept the minutes of August 17, 2010 as written. Ms. Perkins seconded. The vote was unanimous.

7:01pm
ANR continued
Alessandro Colella

Mr. Marsters read a memorandum from Director Greg Smith outlining the recommendation of Town Counsel to endorse the ANR with the following three notations written on the endorsed Plan:

- The endorsement of this plan "Approval Not Required under the Subdivision Control Law" is not a determination of conformance with the Zoning By-Law;
- No determination of compliance with zoning regulations has been made or intended; and
- Planning Board endorsement under the Subdivision Control Law should not be construed as either an endorsement or an approval of zoning lot area, dimension, or other requirements.

This should put potential purchasers of the property on notice that the lot created by the ANR is not in compliance with zoning. The Board directed Mr. Smith to send a letter to Atty. Losordo requesting that the notations be added to the Plan and brought to the next Planning Board meeting on September 21, 2010 for endorsement.

7:04pm
Board Discussion

Mr. Marsters read a letter from Rockhill Estates, LLC dated September 2, 2010 noticing the Board that the company has begun staking and flagging the development per the Definitive Plan and Cluster Special Permit.

Mr. Marsters gave a brief update on the South Sandwich Village project proposed by Mr. Thomas Tsalkalos. Mr. Claytor informed the Board that his employer, Horsley Witten Group has been retained as a consultant for this project.

Mr. Marsters told the Board that going forward there would be several meetings held to review the zoning by-law changes. Mr. Smith will have a presentation at the next meeting.

Mr. Claytor moved the Board adjourn. Ms. Perkins seconded. The vote was unanimous. The meeting adjourned at 7:07pm.

Respectfully submitted,

Marilyn K. Bassett