

Proposed Amendments to subdivision and non-residential site plan regulations.

Public Hearing: July 16, 2020

Subdivision Regulations

3.1.02 (a.) Add the following sentence: *“the applicants, their representatives or designees must attend a Conservation Commission meeting prior to discussion with the Planning Board.”*

3.1.10 Change: “A ninety (90) day review period (...)” to 65 days.

4.6.06 Last sentence of 1st paragraph: change “should” by “shall”.

4.9.05 Change “Road Agent” to read “DPW Director”.

4.12.04 Add the following language: *“A pre-conveyance open space conservation easement deed shall be recorded and shall have an easement sunset upon conveyance to the Town or homeowners association”*.

5.3.01, Utilities – 4th line: Add the following: *“All applications, including a single lot subdivision, which include the creation of a new or upgraded road, way, drive, street, driveway, or any other mean of access to a created lot for a new subdivision (...)”*

5.3.01, Utilities – Add new wording with “options” if the utilities need to cross a road: *“A new driveway shall have underground utilities the entire way to the house. If the single new lot is across the street from an existing utility pole, overhead wires could be used, if desired by the developer/homeowner, from the end of the new driveway to the house.”*

7.3 (g) **Remove** this sub-section.

Appendix G, Cistern Specifications: #12: Change from 5” to 6”.

Non-Residential Site Plan Regulations

Change “Non-Residential Site Plan Regulations” to “Site Plan Regulations”.

3.3.03, Preliminary Conceptual Consultation Phase. Add the following language: *“For large Site Plans, the applicants, their representatives or designees must attend a Conservation Commission meeting prior to discussion with the Planning Board.”*

Appendix G, Cistern Specifications: #12: Change from 5” to 6”.
