

Planning Board Jan. 8, 2015

Members Present: Barry Hantman-Chairman, Chip Current, Haeyoon Jacobus, George Manos, Chris Giordano-Selectmen's Representative, Janet Denison-clerk

Excused Members:, Josh Horns

Others Present: John Cronin, Jim Guinesso, Roger & Brenda Whitehouse, Brian Delahunty, Steve Woitkun, Jim Daley

Minutes

Chip made and Chris seconded a **motion to approve the December 11th minutes as written.** The motion **passed** unanimously.

Barry explained there are three 3-year terms and two 2-year terms to be on the ballot at the next election. George, Haeyoon, and Josh's terms are expiring and they will need to put their names on the ballot if they would like to be reelected.

Roger Whitehouse has signed an application to be a member. He introduced himself, stating he would like to contribute to the town. After a short discussion, Chris made and Chip seconded a **motion to appoint Roger Whitehouse as a full member of the Planning Board until the next election.** The motion **passed** unanimously. A copy of the appropriate town documents will be sent to Roger.

Correspondence

- Letter from Dennis Quintal dated December 15, 2014 regarding the Sweet Street subdivision.
- The drainage easement deed for the Sweet Street subdivision was recorded as Bk 5582 Pg 2107

Building Height

The Board discussed building height with Fire Chief Steve Woitkun and Jim Daley, Danville Building Inspector. While the Board has tried to clarify the measurement of a building, the Zoning Ordinance may have become too restrictive or confusing. There are many homes in town that exceed the height limit as is required today. Chief Woitkun said the primary concern is life preservation in the event of a fire. Barry visited the Fire Department and observed the maximum height reached by the ladder truck is 35'. However, set at an angle to a house, this vertical height may only be 30'. Chief Woitkun said the ladder needs to reach the sill of an upper window.

Jim Daley said he could not find a height restriction in the state building code. He said several residents make a bedroom out of the third story of a home, just like some people make basements into bedrooms in spite of the lack of proper egress. Chief said if the third floor is occupied and the ladder truck won't reach the roof, they will use a roof ladder in order to vent the building.

There was a lengthy discussion about what the building height should be in the Zoning Ordinance. Mr. Daley suggested the height should be measured from the top of the foundation to

the midpoint of the roof peak. There was a general consensus that a building height bonus can be given if the builder installs a sprinkler system to the third floor. Other ideas included requiring fire escapes for the third floor and having building height consistent throughout all the town districts. (The Village District maximum height is 35'.)

It is too late to add anything to the 2015 ballot to change the Zoning Ordinance; this will have to be on the ballot in 2016. The earliest the Board may be able to hold a public hearing for this change to the Zoning Ordinance may be October but this will be verified. This will make the increased building height de facto law until the 2016 election. A builder wishing to construct a home beyond 30' in height will have to see the ZBA for a variance until that time.

Barry agreed to write a draft of this warrant article to be discussed at the next meeting. An applicant who wants to speak with the ZBA about the building height may obtain a letter from the Fire Chief. This may increase the chances of a judgment in their favor.

At 8:40pm Chip made and George seconded a **motion to adjourn**. The motion **passed** unanimously.

Respectfully submitted
Janet S. Denison