

**MEETING SUMMARY**  
**MEETING OF THE COMMITTEE TO**  
**UPDATE DENNING'S LAND USE CODES**  
**November 10, 2008 from 7:15 to 9:00 p.m. -- Town Hall**

*Attendees: David Brooks; David Gilmour, Town Comprehensive Planner; Jennifer Grimes; Jerry Huncosky; Carl Landon; Katherine Parr & Kevin Smith.*

*Mr. Milk provided regrets that he could not attend the meeting.*

The October 20, 2008 meeting summary was accepted by group consent with one change.

The group reviewed Mr. Gilmour's summary of his contact with the Fire Chief. Regarding the turnaround area requirement: Ms. Grimes suggested that mandating an area large enough to "turn multiple trucks around" is overkill if, frankly, they could back out of a driveway. Presumably a need for fire trucks is not a common occurrence. They can not turn around on lawns, etc. Discussion continued about whether a "T"-shaped turn around was best. The group drew various configurations and agreed that the one selected makes sense -- 35' for each non-driveway leg (x 14' wide). Mr. Gilmour will provide a diagram for this.

Providing identifiable house numbers for emergency response was discussed. There should be a standardized blue or green street address sign that provides for easy identification by emergency responders. The 911 address numbers should be both at the bottom and at the branch for each shared driveway. They should include emblems indicating the distance to the house from the road intersection and driveway branches.

Culverts - should there be some standard to prevent failure? Group decided not to impose more standards and to leave this item as the group edited it.

Driveways intersecting with roads more than 30 degrees from perpendicular should not be allowed. The group agreed that going to zoning board was too much. Use the word "shall"; remove ZBA. "Driveway approaches shall not vary by more than 30 degrees perpendicular" and provide clause that it may be waived.

**Shared Driveways** – The group continued edits to its document of September 4, 2008. Include a diagram illustrating the part of the driveway that is common. We may also need a diagram showing access over shared drive on an encumbered lot rather than from street.

Ms. Grimes brought up the subject of lot (parcel) shapes in relation to different access configurations. Designs which allow for using “pan handle” or “flag pole” plot layouts are possibly more desirable as this approach offers a way to overcome long narrow lots with the narrow part on the frontage, one lot after another. Shared drives provide an opportunity to link three properties (with flexibility of the common access).

Omit items A.10 & A.11 and B1.

B.2 Association MUST or SHALL. The group discussed how in April the public was generally not comfortable with shared access because it requires lot owners to legally cooperate on shared driveway maintenance and upkeep. Some on the Committee thought that there can be a benefit from leaving it as a limited option, but don't push it.

B.6. Mr. Huncosky proposed a less onerous standard, that if the shared portion of driveways is “longer than 200” it should be engineered. Gilmour noted that there may be other thresholds that trigger engineered designs; such as if a threshold requirement for stormwater plan development is surpassed.

B.7. Omit this

B.8. Remove Highway Supt and replace with Planning Board.

Definitions: Joint Access Driveway – edit to say “2 or 3” contiguous sites.

Future subdivisions on shared drives would need full subdivision review.

#### **Other Business:**

- Next meeting: subdivision
- Mr. Gilmour recommends considering major subdivision as four or more lots rather than three or more.
- One topic that Mr. Gilmour would like to take-up under zoning is how to classify uses under site plan versus special permit level of review. It is recommended that low intensity recreation uses would be provided for through site plan review consistent with comprehensive plan. Also, there is a broad class of institutional and not for profit uses which have a unique relation to public welfare.
- Posting – Mr. Brooks said he has received quite a few inquiries about the status project development. The group decided that it would like to post the ‘driveways’ portion to the website, along with an intro that explains the topic. Note that there will be future outreach meetings.
- Next meeting is November 24, 2008

**End.**