Minutes of the TOCI Planning Board, Thursday February 20, 2014 at 7:15 at the Hall

Present: Chip Corson, Louise Doughty, Jane Frizzell, Charles Hall, Beth Howe and CEO Ron Tozier
Absent: Sam Birkett and Mabel Doughty
Also present: Deb Hall and [signature]

1. Minutes of the meeting of January 16, 2014
   Jane had several questions about issues she thought were not clear. Beth said they were not clear because we were confused about them and will discuss them again at this meeting. Chip moved, seconded by Charles to adopt the minutes. Approved unanimously.

2. Report on the Planning Budget
   Beth said she had submitted pretty much the same small budget as usual. But she also asked for money to hire Carol to do some work for us on the issue of development in aquifer recharge areas. We have got a map of surface soils, but it may be more important to know something like the distance to bedrock.

3. Revised version of Zoning Ordinance Section 412: Excavation and Extraction of Earth Materials.
   Beth said that there is one issue we need still to talk about, which is accessory uses to excavation like processing of gravel. But there may not be time at this meeting.

She said she had realized at the previous meeting that we were getting confused about the various options about what to regulate and what to exempt. So for this meeting she laid out three options about whether to exempt houses that we should choose from. These are based on information she got from Bob Earnest about the size of excavations for houses of different sizes:

- A small house would move around 1675 cu yards of earth
- A medium one would move about 2034 cu yards
- A really big house would move about 2630 cu yards
- Average house about 2100
- Current ordinance starts at 100 cu yards – about 7 large dump trucks
- 1000 cu yards would be about 70 - 80 dump trucks

Then, using these as a basis, she developed the three proposals

Option 1
Regulate starting at 100 cu yards
Exempt all houses, whatever size
CEO reviews 100 – 300 cu yards
Minor site plan/PB 300-1000 cu yards

Option 2
Regulate starting at some larger amount: 2000 cu yards?
Review all kinds of projects including houses
CEO permits not used
PB minor site plan 1000-2500 cu yards