

TOWN OF STAMFORD
PLANNING COMMISSION MEETING
Sept 9, 2024
(UNAPPROVED)

Planning Commission: Daniel Potvin, Chair, Alden Finney, Peter Greenbush, Lisa Gramlin, and Sheila Lawrence, and David Saldo.

Maura Hawkins was not present.

Visitors: Jedidiah Gramlin, Beth Phelps, Debra Righi, James Righi, and Diane Saldo.

Daniel Potvin called the meeting to order at 7:01 p.m. and opened with the Pledge of Allegiance.

DISCUSSION:

1. OVERSHADOWING

Dan stated that he has been trying to get in touch with a local engineer to discuss the issue and to ask him to possibly come in to speak with the Board but has not yet heard back. He will reach out to some contractors who have experience with installing septic systems to see what they know about overshadowing. Pete wondered if overshadowing posed as much of a risk if building lot requirements were changed from requiring two to three acres and how many residents would be affected. Dan reiterated that in order to answer these questions we really need someone with expertise in this area. Dave added that we would also need to consult a water expert. Dave wondered why the state doesn't have a representative on this topic. Lisa said that it is the state that is making decisions on septic and overshadowing. Jim Righi pointed out that the state puts it back on the town to sort out. Aldi thinks this is a real concern for us to look at. Pete thinks it comes down to what direction we want the town to move in; do we want to move in the direction of building subdivisions or do we want to move away from the Patton subdivisions and create more of a buffer for the local residents?

Dave brought up that, while lots are one issue, the center of town is another in regard to water. Pete is concerned that, especially after recent home reevaluations and higher tax bills, the introduction of public sewer and water would be unaffordable. Dave worries that the state may come in and enforce these at some point. Dan believes that filters on wells would suffice. Lisa agreed with Dave that sooner or later the state will push us to municipal water but that Pete's point about the taxes being a current burden is correct. Jim Righi reminded the Board that this is why the topic was brought to them in order to prevent these future problems. Dave agreed and thinks we need to do something about this now and make sure we're not adding to the problem. Pete would like to see plot plans to see how town would be affected by overshadowing now vs. if any adjustments were made. Dan said that at the last rewriting of the bylaws nothing was written about septic as it always goes to the state. Lisa wondered if we could put in a stronger town bylaw but Dave stated that the state statutes always override the town. Dan felt we might be able to put in a setback but that we want to try to avoid regulating lot sizes.

The Board shelved the issue until an engineer can be consulted. In the meantime, the Board will prepare possible questions on the topic and revisit the zoning bylaws.

Lisa raised a question about the current permit form regarding the information it requests and what information the Planning Commission should be taking into consideration when considering lot subdivisions. She feels that the form needs to be clarified.

2. SELF-SUFFICIENCY/RESILIENCY CONFERENCE

This conference will be held on October 19th from 12-5pm at the Stamford School. It will consist of 8 or 9 speakers presenting information on a variety of topics along with some agricultural vendors. Topics will range from Solar to Home Remedies.

MINUTES:

MOTION by Peter Greenbush to accept the regular meeting minutes of July 1, 2024 as written. SECONDED by David Saldo. Motion APPROVED.

MOTION by Daniel Potvin to adjourn. SECONDED by David Saldo. All in favor. Motion APPROVED. The meeting adjourned at 7:51 p.m.

Lisa Gramlin
Planning Commission Clerk