

Town of Otis
Planning Board Meeting Minutes January 13, 2025

Call to order 7:00 PM

- Roll Call:
Mark Anthony - Chair
Hal Kobrin
Barb Gallagher
Ross Knowles
- Approval of December 9, 2024 minutes
Ross motion to accept, Hal second, all in favor.
- Form A: 82 Beaver Hill Road
 - brought a signed boundary line agreement
 - reminder of what we reviewed at the last meeting, surrounding property is owned by home owners association, there is a poor description of property and boundary, was no markers, this is for the purpose of clarifying property lines and getting a formal survey on file
 - Hal motion to accept, Ross second, all in favor.
- Public Hearing: Special Permit D&J Development, LLC 1367 & 1341 Reservior Road
Proposing a shared driveway
 - continued discussion on drainage analysis as requested at the previous meeting
 - Matt from SK Design looked at current conditions vs proposed conditions to evaluate changes, found minimal change in impervious area
 - Minimal increase in impervious area, came up with a plan to manage rooftop runoff and put into dry wells in 3 different locations, shown on sheet 2 of 2
 - 6 chambers at front of building and 3 chambers in each corner at back of the building to collect the water, helps promote groundwater recharge
 - Mark, question on watershed areas on table 1, asking to clarify building footprint, where is the increase in square footage coming from
 - Matt (SK Design), adding stairs, balcony, decks to building and pool and pool deck
 - Mark, do we call out this driveway as being gravel, this drainage plan was done under the assumption for gravel
 - Matt (SK Design) yes plans show for gravel
 - Hal, we can put in a condition in permit for gravel as proposed, and will need to re-submit an application if they want to change the driveway to paved
 - Mark, gravel and dry wells are shown on the plan so we would be approving it under that condition
 - Open to any comments from the public.

-Ross, what if he wants to clean it up with driveway mix gravel would that be allowed,
-Hal, yes different types of gravel would be allowed just not paved
-Mark, no asphalt
-Hal motion to approve the special permit for the common driveway as presented on the plan today subject to the common driveway being comprised of gravel in perpetuity,
Mark second, all in favor.

Mark, public hearing is closed.

- Any other business old or new.
-Will have the road bylaw added to next month's agenda
-Discussion on town public services, emergency services, ambulance response times.
- Mark motion to adjourn 7:48 PM. Barb Second. All in favor.

Members of the public:

Mark Amanti

Mark Kaplan

David Donahue (via zoom)

Matt Puntin (via zoom)

Patty Strauch (via zoom)