

Planning Board Minutes
Wednesday, 19, December 2012
Mallett Hall
7:00 PM

Members present: Ron Hodsdon, Liza Nichols, John Bowdren, Matt St. Cyr, alternates Jerry Gould and Matt Chipman, planner Tony Dater

Members absent: Joan Mueller

Guests: Wayne Wood, Sherry Dietrich, Heidi Richards, Nicholas Cody, Craig Vosmus, Jeremy Sahlman, Cliff Schechtman, Douglas Wentworth, Kirk Niese, Bill Ginn

1. Call to Order: at 7:03 by the chair

2. Secretary's Report: on a motion by John, seconded by Matt St.C., the meeting minutes of 21, Nov. were so moved and accepted as written. On a motion by John, seconded by Hutch, the workshop minutes of 21, Nov. were so moved and accepted as written. On a motion by John, seconded by Matt St. C., the workshop minutes were so moved and accepted as written.

3. Old Business: Minot Road Partners

Jeremy Sahlman went over the boundaries for his lot (12.01), pointing out the shaded area straddling his and Bill's lot (12.02) – an area they agreed not to be cut/timbered. Jeremy then went over the trail location options for the possible Park lot (12) at the end of Minot Rd. and along Hallowell Rd., a barbell shaped lot that wraps around the Jewett property. Essentially all of the part along Minot and Hallowell is shown to be in the Resource Protection District. Sherry Dietrich asked how the Partners knew if the Park was interested in the lot and how would it be purchased? Jeremy said that Bill (who had not yet arrived to the meeting) had been talking with the Park and that this project was probably 2-3 years in the future. Only Jeremy's lot (12.01) will be built on. There are deed restrictions that he and Bill can divide their lots each once more. A building envelope is shown on the plan for lot 12.01 showing the 25' buffer being extended to 100' along the road and between lots 12.01 and 12.02. John asked about restrictions as to usage along the trail; Jeremy said that nothing has been planned. The trail would follow the border along the back, so it would not go across the road at the former McMahon place where the Park has an access. Sherry said that point is already an issue with mountain bikers using it. ~~Someone suggested placing boulders blocking access to the pond on lot 12.01 because of the partying that tends to go on there.~~ *V16/13*

Hutch went over his report of the onsite, see attached. Liza asked about the back line's zigzagging and lack of markers. Wayne Wood said that what markers are there is sufficient and there would be no problem recreating the line in the future. There was a question about why this is considered a subdivision and Hutch explained what had transpired and how we arrived at this point. Sherry clarified that this is a minor subdivision, but that the PB could apply major subdivision requirements if it so desired. Hutch pointed out that except for Jeremy's the lots are all marked unbuildable until all requirements are met and so that any future development would have to come back to the PB. There was more discussion about the trail. Matt C. asked if the Jewetts had any say about it on the property around them. Bill said no, but that the trail would be 300+' away from their line. Kirk Niese asked for clarification about what the "unbuildable" note meant; Bill said that the partners were taking steps to make sure that there would be no further building, but that the lots needed to be created to make them make them "unbuildable". Jerry asked about Bill's lot (12.02) that is to be merged with his current property. Bill said he

*House
1/16/13*

might possibly build a garage. If it were developed the potential of connecting with the town/public access on the discontinued Minot Rd. would be lost.

The Board went over the checklist and found everything in order. Hutch motioned to approve the Minot Road Partners Subdivision plan as presented; Matt St. C. seconded. Matt C. asked for clarification on the deed covenants regarding Bill's and Jeremy's allowance to divide their land once more; he wanted to be sure that the remaining Lot 12 could not be further divided. The motion was then voted approved, moved and accepted by Hutch, Liza and Matt St. Cyr, with John abstaining.

4. New Business: None

5. Discussion: the town's new CEO was unable to attend the meeting because of a fall. Liza will ask her to the January meeting. Tony had no reports.

Ordinance Review: Going over the 11, Dec. workshop minutes, Jeremy explained the idea of amendments and future ordinance review. Regarding the suggestion of eliminating Section 14, Tony suggested that it probably predated the Floodplain Ord. and has historically been in the Codes Book. Hutch said he would like to look it over some more. The issue will be revisited in January.

The next workshops were set for Tuesdays, 9 and 22, January, 8:00 AM.

6. Other: Matt C. aired his dissatisfaction with the whole Minot Rd. Partners process; he felt it was rushed, that proper procedures weren't followed and it was confusing. Hutch agreed it was rushed but that was because we created the confusion by not being aware of the 40 acre rule initially and that what was passed was a good plan. Matt's point was well taken; it was not the process we would have liked; we would still have arrived at the same point as we did tonight. Tony said the barbell lot is something we ought to look at in our ordinance review; there is nothing currently to prevent such lots but perhaps it's not something that should be allowed.

7. January Agenda: Continue Ordinance Review; introduce ourselves to the new CEO.

8. Adjournment: Liza motioned, Hutch seconded, all moved and accepted adjourning at 8:57 PM.

Respectively submitted,



Liza Nichols, Secretary