

Planning Board Minutes  
Wednesday, 21, March 2018  
Mallett Hall  
7:00 PM

Members present: Ron Hodsdon, John Bowdren, Liza Nichols, Matt St. Cyr, (welcome new alternate)  
Gabe DiGristina, planner Tony Dater

Members absent: Jesse Peters, alternate Christine Watson

Guests: Chad Merrill, Lisa Pardus and Tom DeLois, Elizabeth Stone, Charlie Beaudoin

1. Call to Order: at 7:00 PM by the Chair

2. Secretary's Report: on a motion by John, seconded by Matt, the February minutes were so moved and accepted as presented.

3. Old Business: Second Amended Pollock Subdivision/Chad Merrill

Chad had reconsidered and changed some things from the plan he showed us at last meeting. Instead of a long, narrow, and wet lot that the Board had found problematic, Chad proposes to create two lots along Lawrence Road and leave a large parcel in back to be developed at a later time. One lot with the original farmhouse, lot 60, would have frontage on Lawrence Rd. Another lot to the north along Lawrence Rd., lot 60.04, would acquire frontage from a proposed private road running 300' between it and lot 60. The remaining land, 14 +/- acres, lot 60.05, behind these two lots will not have frontage until the private road is extended another 300' at a later date. That lot will be marked unbuildable until all ordinance requirements have been met.

Chad handed in a deed with an easement for the first private road along the northern border of the original parcel that was divided in April 2017 and septic evaluation for lot 60.03 that subdivision. The Secretary will add them to the first Amended Pollock Subdivision file. He also presented septic design for the proposed lot 60.04. Sweet Associates had done the wetlands delineation and Chad said he was assured there are no vernal pools involved.

Chad had paid \$150 for lot 60.04 and a driveway fee. He owes \$100 for the other proposed lot and the \$50 driveway fee could go towards the private road fee if he wishes.

**An onsite inspection was scheduled for Monday, 9, April at 4:00 PM.**

4. New Business: Lisa Pardus and Tom DeLois, 201 Royal Road

The plan presented shows two lots along Royal Road east of the Pardus/DeLois home, both with 300' frontage. The first lot 59.02 narrows down to 50' before expanding behind the second lot 59.01. Liza questioned the somewhat hourglass shape to which Tom spoke about following the tree line between his lot, 59 and lot 59.02. She pressed for an answer about the odd shape but never really got an answer. The other oddity is that they do not plan to put a driveway on lot 59.02 but have an easement for a shared one on lot 59.01. Lot 59.02 would have an easement for the existing driveway to lot 59. This convoluted was not explained.

Matt spoke about perhaps putting in a private road for access as a way to straighten out the odd-shaped lots. Hutch stressed that the 50' waist on lot 59.02 is the absolute minimum width allowed for a driveway should one be put on the lot.

There was a question whether driveways reduce the 90,000 sq' for a lot as it does in a Backlot. Answer: no.

No wetlands have been delineated and need to be shown on the plan. Tom said that the pond shown on lot 59 dries up in the spring and fills during the fall and winter.

Matt noted that the abutters across the street need to be shown on the plan. On the plan should be a note of the total acreage being divided and one for Best Management Practices. The Subdivision fee has been paid for application of two lots.

**An onsite inspection was scheduled for Monday, 9, April at 5:30 PM.** Pins will need to be set, and the wetlands delineated beforehand.

5. Discussion: tabled until next meeting

6. Other: Elizabeth Stone, Goss Lane came in with questions about dividing her property under the Backlot Ordinance. Hers is a lot of record that existed before the Backlot Ord., but she will need to have her land surveyed to determine if she has 350'. As the property is part of a previous subdivision it would come to the PB as an amended subdivision for a backlot.

Hutch said that we are nearing the time to elect new officers and said he will be stepping down as Chair though he will stay on the Board. John said that he has not the temperament or the desire to be Chair. Matt said he is happy to run a meeting and that perhaps board members could take turns.

Tony said that it would be useful to define a 200' minimum width for building and also define Flag Lots. He will come up with something for us to look over.

Liza handed out an updated Subdivision checklist and a proposed list of steps and procedures to accompany Subdivision applications for members to look over add to/critique etc. at next meeting.

7. April Agenda: Old Business – Merrill and Pardus.  
Discussion - Use Table and warrant issues  
Subdivision Application, procedures.

Matt and Gabe will not be attending April's meeting.

8. Adjournment: 9:40 PM

Respectfully submitted,



Liza Nichols, Secretary