

Planning Board Minutes
Wednesday, 20, April 2016
Mallett Hall
7:00 PM

Members present: Ron Hodsdon, John Bowdren, Matt St. Cyr, alternate Russ Schmidt, Liza Nichols, planner Tony Dater

Members absent: Jerry Gould, alternate Shawn Bennett

1. Call to order: at 7:10
2. Secretary's Report: Meeting minutes, 3/16/16 – on a motion by John, seconded by Matt, the minutes were so moved and accepted as presented.
Workshop minutes, 3/23/16 – on a motion by Hutch, seconded by John, the minutes were so moved and accepted as presented.
Workshop minutes, 4/6/16 – on a motion by Hutch, seconded by John, the minutes were so moved and accepted as presented.

3. Old Business: None

4. New Business: None

5. Discussion: Tony had no report this month.

Hutch said he had spoken with Jerry who wishes to remain on the Board but won't be able to attend meetings until July. He and Hutch agreed that Russ be will be moved into the full member position and Jerry return to the alternate position. Liza will check with Scott and Tim as to what the procedure is.

Hutch reported that he had sent our budget to the Budget Committee (see attached).

Hutch explained that Drew Victory, Leighton Rd. would be coming in to talk with us about a lot he had created as a Single Lot and now wishes to re-create. According to the CEO this should be a Resubdivision and not a Single Lot. Also, Elizabeth Stone, Goss Rd. would be coming in to talk to us about subdividing her property.

We turned to discussing the Public Hearing. Hutch explained to Matt the 350' frontage requirement and that the 50' access is owned by the by the front lot, not the backlot, and the ROW is a deeded easement to the backlot.

Russ said that he favors broadening the requirements for Backlot, feeling that it might then get passed in town. He had thought the 350' frontage had a better chance of passing a town vote, but now thinks it's possible it will not pass.

Conversation then turned to what ifs regarding easements that aren't well written. It behooves people to carefully craft their easements.

Liza will update the Backlot draft with the changes resulting from the Public Hearing. She will also see that the Table of Contents in the draft gets moved over to the Table of Contents covering the entire ordinance Articles. The Appendix will refer to *Dates of Amendments as they occur*.

We set workshops for the next several Wednesdays, 4/27, 5/4, & 5/11, 8:00 AM and a public hearing at 6:00 PM on Wednesday 5/18 before our regular meeting that will cover the other things we wish to put on the warrant for June town meeting.

6. Other: Drew and Melissa Victory arrived. They explained that in 2012 they created a lot as a Single Lot with our previous CEO, but when they went to get a permit the current CEO informed them that it should have been a Resubdivision by the PB and would have to be redone. We proceeded to go over the Subdivision checklist to see what the Victory's had and what would still be needed. They had the HHE 200 form, deeds are still needed, abutters list and stamped envelopes to them, a copy of the receipt for the Single Lot fee payment and something on the plan referring to the original subdivision – Woodman Subdivision, their plan is lacking any sort of title. Drew will contact his surveyor to see what can be done on the plan and get the deeds and abutter info to the secretary as soon as possible. We scheduled a site walk for Saturday, 7, May at 9:00 AM at 78 Leighton Rd.

Elizabeth Stone arrived and explained that she has 43 acres with 300' of frontage she wishes to split in two. The lot is a peculiar shape and essentially a flag lot. We talked about putting a private road that would provide frontage for two lots and the setback requirements for that. Hutch said that the front lot would have to be at least 90,000 sq.' (2+ acres). Elizabeth will need to get her lot surveyed. Liza was unable to locate the file when this property was subdivided; she will contact Sherry Dietrich. Elizabeth said she and Sam had purchased the property from Timothy and Julie Bowman. Liza will let Elizabeth know what she finds out.

7. May Agenda: Drew and Melissa Victory under New Business, Discussion – public hearing review and budget. Tony said he will be unable to attend the site walk or public hearing.

8. Adjournment: at 9:25 PM

Respectively submitted,



Liza Nichols, Secretary

4/21/16 - Along with their application and paperwork the Victory's provided photocopies showing that Note #2 on their plan references the Stephanie Woodman plan of 5/24/94 and the plan is titled "Revision of Subdivision, Recorded BK 194 PG 170". The Board had not noticed this at the meeting. On consultation with the Chair it was decided this would be sufficient reference.