

Planning Board Minutes
Wednesday, 15, August 2012
Mallett Hall
7:00 PM

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

Guests: Karen Grindle, Tim Grindle

1. Call to Order: at 7:03 by the Vice Chair, who ran the evening's meeting.
2. Secretary's Report: on a motion by John, seconded by Matt the minutes of July 18 were so moved and accepted as written. On a motion by John, seconded by Liza, the July 24 workshop minutes were likewise so moved and accepted as written.
3. Old Business: none

While awaiting the arrival of the Chair we moved onto the Land Use Tables Tony had emailed us (see attached):

Tony explained that the tables were a consolidation of what is already in the Zoning Ord., but scattered about in the ordinance according to different districts.

Joan wondered why there was no front yard setback shown for non-residential use. A look in the Codes Book, p.35, showed that there is a minimum 100' front yard setback. Tony will see that it is inserted in the tables.

Matt C. asked about the state's 75' setback. Hutch explained that in the actual measuring our set back and the state's is virtually the same; Liza added that towns are allowed to have stricter standards than the state in many instances.

4. New Business: Grindle Family Farm

Brother and sister Tim and Karen Grindle presented an application for a 6.2 acre lot they wish to split off from the family property. The lot has been surveyed, there is adequate road frontage, soil tests have been done and a septic system designed, and there is a buyer waiting in the wings. After some discussion it was agreed that the Grindles would provide notarized documentation attesting to the agreement of the family partners to the sale of the lot. This is a different proposed split than was discussed when Karen and Joe Caputo came before the Board in Sept. 2011; it is off one end of the property and so would have no effect on the configuration of the remaining land and buildings. The plan they presented showed just the proposed lot and the Board told them they needed to see a drawing of the entire property and where this is ~~situation~~ ^{situated} on it. We proceeded to go over the checklist so that the Grindles would know what more is required of them:

- Partnership agreement documentation
- A drawing showing entire parcel and lot on it
- The back of the proposed lot at the Collins Brook needs delineation
- Total size of the lot and land retained shown on the plan
- Map and lot number of existing lot and new lot number gotten from the town
- Wetland delineation or a note attesting none exist
- Existing buildings
- An abutters list and stamped addressed envelopes
- Floodplain shown or a note on plan
- Application fee
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The Grindles elected to leave the building envelope and driveway entrance up to the buyer. The Board said that in that case the plan would be stamped “unbuildable until all requirements are met.”

The Grindles will return in September. A tentative site walk was scheduled for Saturday, 22, September at 8:00 AM if the Grindles can have everything in order for the 18, Sept. meeting and can let the Secretary know by the week after Labor Day in order to get the notices out.

5. Discussion: Tony’s report – regarding his emails about odor, smoke, NFPA standards (see attached in July 2012) he said they appear relevant today and the caveat we put in the introduction should cover any changes or updates.

6. Other: Liza reported on the reprimand she received from the Selectmen regarding her email of 8/1/12 (see attached) informing the board about the Grindles. Head Selectman Fred Fauver told her such information was better suited to phone calls and that the Selectmen found the email un-factual and negative, though he gave no specifics.

7. Agenda: Old Business – Grindle Lot
Discussion – Ordinance Draft Review

8. Adjournment: 8:45 PM

Respectively submitted,



Liza Nichols, Secretary