

Planning Board Minutes  
Wednesday, 21, Sept. 2011  
Mallett Hall  
7:00 PM

Members present: Ron Hodsdon, Joan Mueller, Liza Nichols, John Bowdren, planner Tony Dater

Members absent: Matt St. Cyr

Guests: Ron Letourneau, Meredith Hall, Joe Caputo, Karen Grindle

1. Call to Order: at 7:05 by the Chair

2. Secretary's Report: on a motion by Hutch, seconded by Joan, the August minutes were so moved and accepted as presented.

3. Old Business: None

4. New Business: Hall and Letourneau, Hodsdon Rd.

Ron and Meredith presented the Board with a sketch plan of how they propose to divide their combined properties into four lots for themselves and brothers Morgan and Zachary. Two private roads would be required to accomplish this. The Board clarified that road frontage had to be entirely along one road, either Hodsdon or a private road, not partly on one and continuing along another. The entrance to the road on Meredith's property, currently her driveway, may have to be shifted to the north in order to allow for the 40' buffer required on either side. Hutch noticed that Ron's frontage on Hodsdon measures 82' but that going back it actually is only 60' wide. Ron hoped that Board would allow his road to be more along the lines of a driveway. Tony confirmed that Article 10.3 of the Subdivision Ordinance allows the Planning Board to waive standards for a minor dead-end street, but the Board felt that while a few minor adjustments are acceptable a complete waive of standards was not a precedence they wish to set. Ron can put an angle in the road so that both lots pick up their frontage on the back 300'. Meredith and Ron had previously met with Tony (see email report 9/18/11) and so have a pretty good idea of what they need in terms of application and documentation going forward. They will submit an application and return to us after surveying the land and completing their plans. It was noted that the nearest well-head protection district is well away in Freeport on the other side of the Desert.

5. Discussion: Grindle Family Farm Trust, Tuttle Rd.

Joe Caputo and Karen Grindle explained that the property is 100+/- acres with multiple buildings that the family would like to improve but that since no one owns the land individually banks won't give them the loan to do so. Their intention is for Karen to cut off a piece of property, but have no plans to build on it. Does this, they wished to know, constitute a subdivision or an individual lot division? There is enough road frontage (around 1800') to break up the entire property and give each of the buildings frontage. There are currently four residential buildings including one which is an apartment building. There was discussion of the bridge crossing which Joe said had been certified to 40,000 lbs. per request of the town fire

department. Hutch said that the new fire truck and those of surrounding towns weigh more; Joe countered that the certification was for the 40,000 lbs. asked for and not the capacity limit. The Board's concerns around dividing up the property are that the Grindles abide by the terms of the partnership agreement and the agreement they made with the town and that road frontage requirements be satisfied. Joe said that the partnership agreement has changed over the years as the family has changed. He will see that the town has an updated version. Liza will see that he has copies of the PB papers pertaining to the property. Joe and Karen will return when they have worked out the partnership legalities of breaking up the property. They then left.

The Board noted later that the PB minutes of June 1978 say that a sale or change in ownership of the property creates a subdivision and that the January 1985 minutes reference this language in the contract/agreement upon seeing a real estate add for the sale of the property. A letter of January 1985 from the then town attorney says that "no outsiders would be permitted to occupy those buildings." Further, "any use which deviates from the family farm concept would have to be reviewed by the Planning Board."

From this the Board questions whether the current apartment building on the property already violates the term of the agreement and determined that regardless of what sort of division is applied for, single lot or subdivision, that the PB is the body to review it. Liza will write Karen and Joe regarding these concerns.

Liza needs to look in Grindle file for a copy of the deed from 1978 and if not found request one from the Grindles. *note 10/19/11*

Ordinance Review: Joan handed in language for Article 3, Zoning Ord., Section 1: Introduction and Section 3: Conformity. Hutch will make copies of a definition of pollution for next meeting.

6. Other: Judy Colby-George of Spatial Solutions has requested that the PB get Subdivision plans on a disc going forward to aid in her updating of the tax maps.

Steve Litchfield dropped off a write up of his plans for moving a property line thereby giving his daughter some additional land. Liza will ask him for a copy of the plans that went to the Reg. of Deeds for our records. She will request it on a disc as well.

7. October Agenda: Ordinance Review, definitions

8. Adjournment: at 9:20 PM, motioned by Liza, seconded by Joan. So moved and accepted.

Respectively submitted,



Liza Nichols, Secretary

9/26/11 – Secretary left a message with Steve Litchfield about a copy of his plan and found and copied a deed to the Grindle Family Farm.