

PLANNING BOARD

AUGUST 17, 2006

MEMORIAL BUILDING

7:00 P.M.

The following are to be considered draft minutes only until approved by the Board at their next meeting.

Present: Kevin Lee, Peter Keene, Linda Welch, Andy D'Amico, Neal Huntoon, and Alternate Ken Rodgers. Darrin Patten arrived around 7:20 p.m.

Zoning Members Bernard Manning and Mark O'Halloran were also present.

Minutes: Linda moved to accept the minutes of July 20, 2006 as written, seconded by Andy and unanimously approved.

Literature and Correspondence: The Board received a letter from the Springfield Conservation Commission regarding the Mattarazzo subdivision plans, and will place the letter on file to review at the time of hearing.

Notice of Office of Energy and Planning Meeting on October 28th.

Notice from Upper Valley Lake Sunapee Planning Commission regarding the need for a commissioner from Springfield.

Steve Berkeley – Consultation: Steve met with the Board again to review access by a 50' ROW across a front lot to a proposed lot in back. He proposes subdivision of his property into two lots. The property has adequate frontage for a two-lot subdivision but due to the nature of the property he would like to create a 50' ROW instead. The back lot will be a 5-6 acre lot. A waiver will be required from the Selectmen for the 50' ROW access. A deed restriction against further subdivision was discussed. The Board agreed to recommend that the Selectmen approve a 50' ROW due to unique characteristics of the property.

Tim Lee – Consultation: Tim met with the Board to review requirements for subdivision of his property off Route 114. Two years ago a 5 acre lot was subdivided from the property, with the intention to subdivide off an additional 5 acre house lot for his brother who currently has a home on the property. Access to the property currently exists off a Class VI Road. Requirements for subdivision on a Class VI road were discussed.

Vassar – Subdivision – Public Hearing: At 7:45 p.m. the subdivision hearing for Donna Vassar on New London Road was begun. Clayton Platt presented the proposal for a 3 lot subdivision. State subdivision approval has been granted for lot 3 the existing house lot with 3.54 acres. Lot 1 proposed to be 5.02 acres and Lot 2 37.86 acres. The common driveway, a 50' ROW across lot 2 to serve lot 3 was reviewed. There are no plans for further subdivision. Each lot has adequate road frontage. The Application

checklist was reviewed. Darrin moved to accept the application, seconded by Linda and unanimously approved.

The Board reviewed the proposal. The common access via the shared drive was reviewed and the Board agreed that the proposal presents sound planning due to safety issues in that area of Route 114/New London road as it would create less curb cut off the busy road. The 4:1 ratio of Lot 2 was reviewed. Neal moved to grant a waiver of the 4:1 ratio requirement on Lot 2, seconded by Peter and unanimously approved.

The pins have been set. Linda will check the pins. The shed showing on Lot 3 is to be removed or relocated. Clayton indicated that this would be taken care of and he will notify the Board when it has been done.

Darrin moved to continue the hearing to September 21, 2006 at 7:10 p.m., seconded by Linda and unanimously approved.

Mattarazzo – Design Review Hearing – Continued: The Mattarazzo's requested a continuation of their hearing. Linda moved to continue the Mattarazzo hearing to September 21, 2006 at 7:15 p.m. seconded by Peter and unanimously approved.

MacDonald – Site Plan Review – Consultation: Allan and Marie MacDonald, and Steve Touchette were present to meet with the Board regarding their proposal to conduct a timber framing business on Hogg Hill Road at the location of Metric Motors now being operated by Steven Touchette. The applicant proposes building a house on the site, and conducting the business out of the existing barn. They would be preparing beams for the framework for barns, cabins, sheds, for joint and peg construction. The work would be performed inside the barn. Beams would be stored in the barn or in an area behind the barn, and covered. There would be 30 to 50 beams maximum stored on the property. The barn doors would be shut when power tools are being used in the building. Cote & Reney would be delivering the timbers once every two weeks to one month. There would be no raw logs stored on the property for the business. There would not be a lot of clients visiting the site, and the buildings would be constructed off site. The MacDonald's wish to build a home on the site. A special exception exists for Mr. Touchette to run his business from the property. B. Manning explained that the ZBA has held a Special Exception Hearing. Mr. Touchette's Special Exception needs to be changed, and the ZBA is working on what happens to the old Special Exception when the new one is put in place. An addition to the garage is proposed. Forklift use was discussed. Mr. Touchette discussed the survey and quiet title that he had recorded in 2004 regarding a frontage issue clarification from the original subdivision.

The MacDonald's were advised that the Planning Board could schedule a hearing to meet jointly with the ZBA at their September 6th meeting if the application paperwork was submitted in time.

Bernard Manning – Subdivision Clarification: B. met with the Board to review subdivision approval that took place in 1980 on his property. The Planning Board at that time, granted subdivision approval for a two-lot subdivision of his property. He subsequently sold the second lot. All the records in the town files, and a copy of a signed and dated subdivision plan indicated that the subdivision was approved. However, the mylar was never signed or recorded. The Board reviewed the documents submitted. The subdivision still appears to meet current requirements. The Board to act in good faith of the approval granted in 1980 to sign the mylar for recording.

Miscellaneous Business: The Board drafted a letter to go to the Board of Selectmen regarding their recommendation that Steven Berkeley be granted a waiver for a 50' ROW on his property on Route 4A.

Rodgers Subdivision:

Linda has reviewed the pins on the Rodgers subdivision plan with Allen Wilson. The pins have been found but the scale on the subdivision plan is still off. Linda will contact Allen.

Lauderdale Subdivision:

Linda has checked the pins. The Board agreed that the conditions of approval have been satisfied. The mylar and paper copies were signed.

With no further business, the Board voted to adjourn at 9:50 p.m.

Respectfully Submitted,

Janet Roberts,
Recording Secretary