

PLANNING BOARD

APRIL 19, 2007

MEMORIAL BUILDING

7:00PM

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

Present: Darrin Patten, Kevin Lee, Peter Keene, Michael Howard, Neal Huntoon (Selectman), Mark O'Halloran (Zoning Rep.), Ken Jacques.

MINUTES: At 7:02 the meeting was called to order, Ken moved to accept the minutes of the March 15, 2007 meeting as written. The motion was seconded by Peter, and unanimously approved.

REPORTS: None

LITERATURE AND CORRESPONDENCE: Letter from the Springfield Conservation Commission re: Wetlands Natural Resources Inventory. They welcome input from anyone in town about special features which should be included. There will be a meeting May 10, 2007 for the whole town.

UVLSRPC is asking for input regarding changing the by-laws. The annual meeting is June 27, 2007 aboard the Mt. Sunapee boat.

New Planning books are here. Copies were given out to members.

ELECTIONS: Ken made a motion that Kevin stay chairman, seconded by Neal, unanimously approved. Darrin nominated Peter Keene to be vice chairman, seconded by Ken and unanimously approved.

BERKELEY-Continued Public Hearing for two-lot sub-division: Steve Berkeley presented new mylar with the abutters listed. Darrin stated that he had checked the pins. With these two remaining conditions met the sub-division was approved and the mylar and paper copies signed. Steve paid the fee and the mylar will be filed at the registry.

MATARAZZO- A motion was made and approved to continue the Matarazzo hearing until May 17,2007.

NEW MEMBER- Mike Howard was introduced.

LEE-Continued Public Hearing for two-lot sub-division . Present Tim and Tom Lee. Proposal was discussed by the Board, and it was decided that; 1)The lots need to have consecutive numbering on the plan and 2) that it needs to be stated on the plan that Lot #1 would need to meet Springfield frontage requirements in order to be further sub-divided. The checklist was reviewed. Ken made a motion to accept the application, seconded by Neal and unanimously approved. The hearing was continued to May 17, 2007 @ 7:40.

CHARLES-Continued Public Hearing for two-lot sub-division. Present: Mac and Diane Charles, Keith and Susan Cutting, Richard Hautaniemi(Driveway Professional) The Board discussed the 200' private road. The road would need to start from the edge of the town road(Sanborn Hill). The drive would need a

turn-around of some kind. Richard H. asked about waiving the width requirement for the road since it would have such a low volume of traffic. The Board thought that they could probably reduce the width to 16'. Darrin noted that it must be wide enough for emergency vehicles.

In reviewing the checklist for application the Board found that:1)The well set-back must be changed 2)The turn-around for the new private road must be shown on the plan 3)The plan must include a statement that neither lot could be further sub-divided. A motion was made by Darrin seconded by Ken and unanimously approved to accept the application. The hearing was continued to May 17, 2007, @7:25.

MISCELLANEOUS BUSINESS: Kevin is interested in working on a Capital Improvement Plan. LGC can help with this.

John Trachy wanted to know if the town would consider a lighting ordinance, and this was discussed briefly by the board. John also wanted to know the status of the surveys about home business/occupation. Kevin says he hopes to work on them this summer.

After a motion by Neal the Board voted to adjourn at 8:19 PM.

Respectfully Submitted,

Linda Huntoon

Recording Secretary.

