

Planning Board

December 20, 2007

Memorial Building

7:00PM.

These minutes are considered a draft until they are approved by the Board at the next meeting.

Present: Kevin Lee, Ken Jacques, Andy D'Amico, Darrin Patten, George McCusker (Alternate), Mike Howard (7:30 pm), Neal Huntoon (9:00pm).

Minutes: Darrin made a motion, 2nd by Ken to accept the minutes from the meeting of November 15, 2007, as written. All in favor.

Miscellaneous Business: Kevin brought up the LGC's Land Use Clerks Workshop on January 12, 2008. He thought maybe the clerk/secretary for this Board would want to go- hmmm....

John Trachy had drafted a lighting ordinance which he presented to the Board for review. He wants the Board to present this to the voters. The Board thought that lighting would be covered under the obnoxious use ordinance.

Charbonneau-McFarlin – Continued lot-line Adjustment Hearing. Present: No one. Darrin made a motion to accept the adjustment as presented in the plans, pending checking of the pins. The motion was seconded by Ken, and all members voted in favor.

Matarazzo Subdivision-Final Approval Review. Present: George Matarazzo, Peter Blakeman arrived at 7:30. Andy D'Amico stepped down, George McCusker stepped in.

Kevin read the RSA he had found which actually gives the Town the right to enforce the restrictions on the conserved land that Mr. Matarazzo has already set aside on his plans.

Mr. Matarazzo did not want to deed the Wildlife Corridor to the Town. Which had been discussed before anyone knew of the above law. He presented a plan for a homeowners association which would have legal rights to take action against persons who violate the restrictions on the protected land. He had also put restrictions on individual deeds regarding the protected land. The Board encouraged him to look to the present Town Ordinances concerning permitted and restricted uses of the wetlands buffer and Wildlife Corridor, including the cutting of timber.

The project will be built in 3 phases and new maps were presented. Phase 1 would be the cluster. There was discussion about how (in what order) the roads would be built, how the project would be bonded, and the process of the Town taking over the road.

Peter Blakeman addressed each of Ross Stevens' concerns in his letter of 11/15/2007.

Utility poles have now been numbered.

The Board discussed the conditions that would need to be met in order to grant final approval. Darrin made a motion to approve the subdivision subject to the following conditions:

1. Bonding of the road construction in an amount to be determined with the advice of the Town Engineer and approved by the Selectman.
2. All State permits must be in place. (DOT, Wetland, Drainage, Subdivision, septic)
3. Pins will be set and checked. (This will happen in phases as the road is built)
4. Ross Stevens will sign that his conditions have been met.

The motion was seconded by Ken, and all members voted in favor.

Tatro-2 lot Subdivision. Present: Pierre Bedard. Kevin stepped down. A motion was made and accepted by Ken to have Darrin step in as chairman.

Darrin did a checklist of the application, Ken made a motion 2nd by Andy to accept the application, all in favor. The final plat checklist was then done. The pins have been set. Ken made a motion 2nd by Andy to approve the subdivision pending checking of the pins. All in favor. The mylar will be signed at the next Planning Board meeting.

Quimby – Consultation on Abbondanza Property. Present: Mr. Quimby, who had some questions especially about bonding and engineering fees. He was considering purchasing the property. He would want to use a crusher and the rules of operation for that were already established. He wants to be able to move material out as fast as possible which would amount to more trips per day but for a shorter period and he wondered if this is possible. The Board informed Mr. Quimby that a lot of the conditions for Mr. Abbondanza were set by him and not the Board.

Conservation Commission- NRI (Natural Resources Inventory) updates. John informed the Board that the draft is done. There will be a public hearing during the first part of February. The information is computerized and John hopes this is a tool that the Planning Board will find useful.

Jim Yeager-Consultation. Present; Jim Yeager. Mr. Yeager has already been to selectmen who thought maybe the Planning Board could help. He has a piece of property for sale which is not a separate lot of record according to the Town tax maps. The lot was part of a larger piece which was divided; it is not contiguous with the original larger piece. No one is exactly sure what to do but Mr. Yager would need a deed in order to sell the property. The Board suggested that George Hildum might be able to give some direction. Neal agreed that the Selectmen would talk to George.

The meeting was adjourned at 9:40pm.

Respectfully Submitted,

Linda Huntoon, Recording Secretary