

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

**Present:** Kevin Lee, Chairperson, Ken Jacques, Darrin Patten, Peter Keene, Neal Huntoon Mike Howard and Don Hill, Selectman representative. Not present: Bob Baker, alternate (joined the meeting @ 8:00 p.m.)

**Also present:**

Kathy & Tom Hale, Linda Welch and Steve Strussenberg, Clayton Platt, Fred Tatro, John Trachy and Deborah McGlew, recording secretary.

7:03 p.m. Kevin Lee opened the meeting. Board introduced themselves.

**Minutes** – September 16, 2010 meeting Board thanked Mr. Trachy for taking the minutes. Don Hill MOVED to accept the minutes as presented, 2<sup>nd</sup> by Neal Huntoon. MOTION passed.

**Consult – Jane St. Martin, 3 lot minor subdivision, map/lot, 236-156** Jane showed the board a map of her property and where she would proposed to subdivide two additional lots each consisting of 12 acres and leave the remaining 14 acre lot. Board reminded her that each lot requires 200’ frontage. Driveways including new will need to be shown on plat. When asked about wetlands, Jane pointed out a seasonal brook. Jane was instructed to review the minor subdivision regulations prior to applying for the subdivision.

**Consult – Clayton Platt for Fred Tatro**, relative to a major subdivision, map 25, lot 382,289. Board noted a minor subdivision approved within 5 years of coming to the board for an additional subdivision would be required to meet the criteria of a major subdivision. Items discussed included a proposed private road to town standards to access the property. Road design specifications were briefly reviewed. Board agreed they can authorize the Town Road Agent to inspect the road.

**Consult – Boundary plan clarification** Clayton Platt for Linda Welch presenting a boundary plan clarification resulting from an addendum filed. The subdivision was approved in 1978. A change of the right of way was filed as an addendum shortly after the subdivision was approved. The property lines were deeded to include the addendum which differs from the original subdivision on file at the registry. Mr. Platt proposes that the deeds are clear; the plan should be revised. Currently, nothing is being changed. Proposing a plan be recorded to reflect the way the deeds read. None of the lots have been sold.

**Misc and Correspondence**

Glasscock merger - map 48, lot 440-108 and map 48, lot 430-143 was approved and signed.

A copy of a Star Lake Minimum Impact Application, supporting materials for a condition of the subdivision was provided – as part of the application the Planning Board gets a copy.

A copy of the Wetlands Permit Notification Form for property owners Don and Pixie Hill to clean out a manmade 48' x 95' pond. Conservation Committee has signed off.

LGC publications catalog was made available.

Notice of Community Broadband Forums was received.

Distributed copies of notification relative to the Office of Energy & Planning Fall Conference scheduled for Sat. Nov. 13, 2010.

Chair Lee shared a letter from the staff attorney talking about the definition abutter, there is no reason to maintain 200' in the definition - RSA672:3 does not include any reference to distance.

Upper Valley Planning Commission offered to assist the board with potential zoning amendment changes. At the next meeting the Board will review what items they would like to see amended.

Workforce housing - may need more work. Board talked about encouraging workforce housing in a corridor where safety services are easily accessible. One option discussed was within 1500' of Route 114, between Bowman and George Hill Road. Board will readdress at the next meeting and formulate language.

Stormwater management and erosion control was discussed. Chair Lee agreed to follow up with Upper Valley Lake Sunapee Regional Planning Commission - Is the town required to have a zoning regulation addressing this issue?

Board agreed to discuss steep slopes and ridgeline and possible regulation changes at their next meeting.

Don Hill raised for discussion a building permit presented to the Selectboard for a storage building in a mobile home park. Don suggested perhaps allowing a minimum size storage building in mobile home park standards.

The next meeting is scheduled for **TUESDAY, NOVEMBER 16<sup>TH</sup>**.

Meeting adjourned at 8:45 p.m.

Respectfully Submitted,

Deborah McGlew  
Recording Secretary