

Planning Board

July 15, 2010

Memorial Building

7:00 p.m.

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

Present: Kevin Lee, Chair, Peter Keene, Don Hill (selectman), Neal Huntoon, and Darrin Patten. Not present: Ken Jacques, Mike Howard, and Bob Baker

Also Present: Clayton Platt of Pennyroyal Hill Land Surveying & Forestry, Vickie Davis of Upper Valley Lake Sunapee Regional Planning Commission (UVLSRPC) and Deb McGlew, recording secretary.

Kevin called the meeting to order at 7:15. There was a slight delay in starting the meeting while we waited for Peter to change his shorts and arrive to make a quorum for the Patten hearing.

Literature & Correspondence

Chair circulated the following literature for review:

- NHDES Newsletter, the Source, Summer 2010 / Drinking Water Source Protection Program. Also available at www.des.nh.gov
- Lake Sunapee Protective Association publication, the Beacon, June 2010. See www.lakesunapee.org
- Wetlands Regulations Seminar information
- Upper Valley Lake Sunapee Regional Planning Commission Publications Catalog

Minutes of June 17, 2010 – Darrin made a MOTION to accept minutes as presented, Peter seconded, board APPROVED.

Darrin recused himself and sat in the audience

Public Hearing – Dallas and Mabel Patten, Town Farm Road, map 28, lot 802-202. Propose a 1 lot subdivision and minor annexation. Subdivision of 7.69 acres off existing frontage on Town Farm Road (currently 307 acres). Annexation of 1.61 acres to existing map 35, lot 766,066 (currently 2.88 acres) after annexation 4.46 acres.

Clayton Platt presented the plan of minor subdivision and annexation dated June 1, 2010. Board went through subdivision check list. Checklist items waived were: consecutive lot numbers; fire protection; sewage disposal test pits and flood insurance. Neal Huntoon made a MOTION to waive the items listed, Peter Keene second the motion, MOTION APPROVED.

Don Hill made a MOTION to accept the application as complete, Peter Keene second the motion, which was unanimously APPROVED.

Chair Lee called for further discussion. Hearing none, Neal Huntoon made a MOTION to accept the plan as presented, Don Hill second the motion. Plan APPROVED as presented. Chair and members signed the mylar and all copies. Signed mylar and checks issued to the registry were provided to the recording secretary.

Darrin Patten rejoined the Board.

Miscellaneous

Board signed mylar and copies of the Agoes 3 lot subdivision on property located at Route 114 and Main Street, map 23, lot 624-138, as approved at the last meeting. Signed mylar and checks issued to the registry were provided to the recording secretary.

Subdivision check list – Board reviewed a couple minor changes to the draft Subdivision Tracking Sheet for Application Completeness provided by Vickie Davis of the UVLSRPC.

Vickie distributed a sample copy of Conservation Notes: Clean Water and a document produced for another municipality titled Shoreland Homeowner's Guide. Board suggested links from the Planning Board section of the town website to NHDES for articles and information. Vickie also presented notes from a workshop relative to stormwater management and erosion control, steep slopes, ridgeline and hillside overlay district.

As planned at a previous meeting, the board went out on a field visit to get a visual on driveway grades using an inclinometer.

Meeting adjourned at 8:30 p.m.

Respectfully Submitted,

Deborah McGlew
Recording Secretary