

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

Present: Kevin Lee, Mike Howard, Andy D'Amico, Darrin Patten, Ken Jacques and Peter Keene. Not present: Don Hill, Selectboard.

Also present: Pierre Bedard and Deborah McGlew.

7:05 p.m. – Chair Kevin Lee called the meeting to order.

Minutes: December 17, 2009 motion was made by Ken Jacques and 2nd by Andy D'Amico to approve the minutes as presented. All in favor.

Literature and Correspondence:

Upper Valley Regional Planning Commission has funding available to assist with amending or adopting regulation changes related to priority water quality issues. A letter of interest needs to be submitted by Jan 28th. Janet is on the Lake Sunapee Watershed Committee – Kevin agreed to talk to Janet about potential issues.

Chair distributed an article “Meeting the Workforce Housing Challenge” from *NH Town and City* was distributed (*discussed later in meeting*).

Public Hearing - Star Lake Properties, 2 lot subdivision, map 8, lot 482,395

Chair Lee opened the public hearing 7:10 pm.

Pierre Bedard presented the application and plans to the board. Property is located on Stryker Road, known as Chase Cottage. The remaining lot is the proposed conservation easement. Rather than the cottage and lot be an exclusionary area they decided to make it a separate lot. It is 5.01 acres, an approved septic system on it, well, an existing driveway, all included within the lot.

Kevin Lee inquired if the conservation easement area (lot 1) could be sold separately? Ken Jacques and Pierre Bedard agreed the sale of property piecemeal would not be allowed. Pierre stated he believed the limitation is the area be at least 50 acres and the easement stays with the property. Lot 2 could be sold.

Darrin Patten moved to accept the application, Mike Howard 2nd the motion. All in favor. Application accepted as complete.

Board reviewed the checklist item by item. Woods Road is the property boundary and access to lot 1. The power line easement was intentionally excluded in the conservation easement. Ken Jacques made a motion to accept the subdivision as presented Mike Howard 2nd. All in favor. Subdivision approved and mylars signed.

Continue Public Hearing – Star Lake Properties – West Pastures Subdivision

Chair Lee opened the public hearing.

Pierre Bedard updated the board on the status of the easement.

Draft of the Covenants and Restrictions was distributed.

Conditions of approval need to be written. After a brief round table discussion of what still needs to be done, the Board determined that finalizing the conditions of approval requires an additional meeting. The subdivision is subject to the easement approval at town meeting. Mike Howard stated the road plan was ready. Covenants as related to the bridge were reviewed. Meeting with the Selectboard was suggested and noted that they are in the midst of budgets.

Darrin Patten moved and Andy D’Amico 2nd the motion for a continuation of public hearing to February 4th at 7:00 pm for the purpose of review and finalizing the conditions. Motion passed - All in favor.

Pierre Bedard left the plans to be approved and used for mylars (Dated Oct 29, 2009).

Miscellaneous Business:

Chair Lee stated a date needs to be scheduled for a public informational session to explain and answer questions relative to the conservation easement. Board agreed to schedule the information session for Thursday, February 25th at 7:00 p.m. at the fire station. [Town Meeting is March 9th]

Relative to the workforce housing legislation - Board agenda for the 18th may include West Pastures if needed, and invite Ben Frost to talk briefly about the expectations of the work force housing legislation and how the current regulations does or does not meet them. If not done already, we can ask Vickie Davis of Upper Valley Planning to forward our regulations to Ben Frost in advance of the discussion on the 18th.

Motion to adjourn – Mike Howard made a motion to adjourn, 2nd by Darrin Patten. Meeting adjourned at 9:00 p.m.

Respectfully Submitted,

Deborah McGlew
Recording Secretary