

**Planning Board
Memorial Building**

**November 17, 2011
7:00 pm**

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

Present: Kevin Lee, Mike Howard, Don Hill, George McCusker and Darrin Patten (arriving late)

Absent: Ken Jacques, Peter Keene, Neal Huntoon, Ken Rodgers, Bob Baker

Also present: Clayton Platt, Bryan O'Day, Leigh Callaway, Beverly Richardson, Travis Richardson, Justin Hastings and John Trachy

Kevin called meeting to order 7:00 pm.

Question of the Subdivision hearing map not being available at the town office when an abutter came in asking about it was raised by John Trachy and Beverly Richardson. Tamara replied that it was available but was overlooked when Beverly called. Upon hanging up the phone it was located, multiple attempts to contact Beverly using the phone number in the phone book was unsuccessful with a disconnected phone line recording.

Board decided that there would be no decisions made during the meeting as more information would be needed concerning the upgrading of the road. Because of this the unavailability of a map prior to the meeting the Richardson's found this acceptable.

Clayton presented the request for subdivision Tax map 3 Lot 551-523 currently 6.67 acres, Tax map 3 Lot 557-502 +/- 8.2 acres. Proposed lot one will become 3.29 acres, lot 2 will become 3.21 acres Tax map 3 Lot 557-502 +/- 8.4 acres. Frontage on both lots will be on a proposed 50' private right of way. This road will be upgraded to Town standards; it was discontinued by Town vote in 1863. An existing 12"x14' culvert will be replaced by a 15'x38' (size depending on review by wetland scientist preparing wetlands permit application. Barn and .17 acres will be annexed to 3. 557-502. Waiver is being requested for road engineer plans/drainage plans if they are determined to be needed or requested.

Darrin arrived at @7:12 pm.

Kevin went through the completeness checklist to ensure that everything required was submitted. Item R Proposed Features: roads, future development. Road grades, profiles, and drainage may be shown on a separate sheet. Was found in need of more information. Also a question of whether driveway permits were required for private roads were needed. Otherwise everything was submitted.

Board requested that Clayton provide more information about the beginning area of the road.

Kevin asked if there was a motion to table hearing until the next meeting. Darrin moved, Don 2nd.

John Trachy asked if the wetlands were contiguous with Mike's lot to Bob's lot would make they 10,000sqft or more. Clayton would check into it.

Travis Richardson asked if there were other wetlands and there is a seasonal stream as well, clarification of where the wetlands are.

The boundary at this point for the properties is pin to pin across road then pin to pin. Once subdivision is done the centerline of the road will be written as the boundary line.

Travis asked Clayton if the drainage would be the same or different once the culvert is changed. Clayton responded that the drainage path would remain the same.

Hearing tabled until the December 15th meeting following the public hearing for changes to the Zoning Amendments.

Minutes of October 20th passed as written.

Correspondence: Letter concerning a request for the Board to arrange a site visit to inspect the progress of road upgrades to the "West Pastures Subdivision". Todd Richardson will be contacted with a proposed date of December 10th at 8:30 am.

UVLSPC conference: George felt it was very good.

New Hampshire Association of Conservation Commission: Mike Howard attended, they use a checklist to identify wetlands and rate them depending on what the checklist contains. Curious if the board or town would be interested in putting together a committee to do this for the town. Might be able to arrange for one of the presenters from the conference to train the town group. Kevin suggested contacting Vickie at UVLSPC to see if there is any grant money available to this project. Once information is received send out an email to list serve to find interested persons in town to serve on committee.

Fastroads project: Jessie Lavine, town resident, board of director with program. December 7th meeting

Don moved to adjourn, Mike 2nd.

Adjourned: 8:15pm

Respectfully submitted,
Tamara Butcher