

**PLANNING BOARD**

**SEPTEMBER 15, 2011**

**MEMORIAL BUILDING**

**7:00 P.M.**

*The following minutes are to be considered draft minutes only until approved by the Board at their next meeting.*

Planning Board present: Chairman, Kevin Lee, Mike Howard, Peter Keene, Don Hill, Ken Jacques and Darrin Patten. Alternate: George McCusker. Absent: Neal Huntoon and Alternate Bob Baker.

Others present: Christine Walker and Vickie Davis from the Upper Valley Lake Sunapee Region Planning Commission; Bryan O'Day, Justin Hastings, Leigh Callaway, Trudy Heath, Jeanne Akpan, and Clayton Platt.

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

Minutes: Motion (Don), second (Peter) approve August 18, 2011 minutes as written. Motion passed unanimously.

Subdivision Hearing – Gertrude Heath 3 lot subdivision of property (map 34, lot 704-185) located off Sugar House Road and Route 4A. Lot 1 – 16 acres, Lot 2 – 2.02 acres with the existing house, Lot 3 – remaining 159+/- acres. The hearing was opened. Application checklist was reviewed. Clayton Platt discussed the proposal. Soils data was provided. State subdivision approval is pending for Lot 2. There is an existing septic on Lot 2. A driveway permit has been received from the State for Lot 1. Discussion: There is 226' of frontage for Lot 3 (56' + 170'). A legal right of way exists across Lot 3 to access Jeanne Akpan's lot, (map 34, lot 720-212) which was created about 12 years ago. The driveway for Lot 2 serves currently serves Jeanne's lot. Soils and slope data was reviewed for Lot 2 and the lot size appears to be adequate. Lot 3 does not have enough frontage for further subdivision. A road would be required to further subdivide Lot 3. A driveway permit for Lot 3 has not been obtained. Existing and proposed ROW easements are stated on the plan.

Motion (Darrin); second (Ken) to accept the application. Motion passed unanimously.

Approval checklist reviewed: Conditions not met:

1. State subdivision approval for Lot 2 (pending).
2. Town driveway permit for Lot 3
3. Property overview map on Plan needs to be corrected.

Motion (Mike), second (Ken) to grant subdivision approval pending the above three conditions. Motion unanimously passed.

Zoning Amendment Changes: The Board reviewed and discussed proposed changes to the Zoning Ordinance, Article VIII. non-conforming structures and uses and Article IX. non-conforming lots, presented by Vickie Davis of the UVLSRPC. Wetland conservation regulations and waterfront development regulations were reviewed. The 10,000 square foot contiguous wetland is extremely restrictive. Waterfront setbacks are dealt with differently from the wetland conservation regulations. Discussed ways to make the regulations consistent for waterfront areas. Board agrees wetlands need better mapping and considerations made for wetland type. The Board discussed their intent originally was to protect aquatic wetlands and be less restrictive on other wetland areas. New London has their wetlands mapped and uses something similar to a point system to determine setbacks in these areas. Ken

Sawyer College to map wetlands. Mike Howard will speak to Peter Stanley to see how New London handles their wetland setbacks. The Board will look at this in more depth at their October meeting.

Vickie would like to wait until after the October Law Lecture to review the subdivision regulations for compliance with State regulations.

Kevin announced there would be a workshop at the Village School in Grantham on Saturday, October 29, from 8:00 a.m. to 4:00 p.m. in place of the fall conference that OEP used to hold.

Board members agreed to hold a workshop to review proposed zoning amendments, on Wednesday, October 12, at 7:00 p.m.

The meeting was adjourned at 8:30 p.m.

Respectfully Submitted,  
Janet Roberts,  
Recording Secretary