

PLANNING BOARD MEETING
OCTOBER 17, 2018

PRESENT: Bert Hamill, Chairman, David Lage, Liz Freeman, John Schaumloffel, Joanne Meshna

The meeting was called to order at 7:20 p.m. at the Town Office. John was appointed to fill the vacancy of Ned Nichols.

Gisele Hakala Revocable Trust of 2014 – Public hearing for 3 lot subdivision: Bert read the notice of the hearing. Mr. Ed Rogers, Rogers Engineering Solutions, presented the application to the Board. The application is for a three lot subdivision of lot 7/37-1A, 7.55 acres, located on Turnpike Road next to the Dollar General store. Upon subdivision, lot 7/37-1A will be 2.82 acres with 226 feet of frontage, lot 7/37-1B with 200 feet of frontage will be 2.45 acres, and lot 7/37-1C with 200 feet of frontage will be 2.28 acres. A waiver is requested for a letter from the Fire Chief and from submission of a drainage plan and computations for a driveway culvert. A letter from the Fire Chief is not required and Mr. Rogers explained the culvert is not in a wetland and there is a limited amount of water runoff through the culvert. Liz made a motion to approve the waiver requests. David seconded the motion and it passed unanimously.

The Board reviewed the application for completeness. Mr. Rogers submitted the Approval for Subdivision from DES. A driveway permit has not yet been approved. Liz made a motion to accept the application for completeness. John seconded the motion and it passed unanimously. The Board reviewed the application for compliance. Mr. Rogers stated building will take place in the back of the lots with a common driveway. The 75x75 foot square areas were not located on the plan and Mr. Rogers will add them to page 3 of the map set and the slope map. A driveway easement is needed and monuments are to be set. David requested Mr. Rogers come up with suggestions for a historical name for the common driveway and submit it to the Selectmen.

Liz made a motion to conditionally approve the three lot subdivision application with the following conditions:

- Locate the 75x75 foot areas on page 3 of the map set and the slope map.
- Submission of the driveway permit approval.
- Setting of monuments.
- Submission of a common driveway easement.
- Submission of the mylar and payment of fees.

David seconded the motion and it passed unanimously.

November 21 meeting: Liz made a motion to cancel the November 21 meeting. David seconded the motion and it passed unanimously.

Bridge off River Road: The Board discussed the bridge built on lot 12/106 off River Road. An email was received from Erin Darrow on Monday stating no one on their project team has received a response

from the Town requiring the need for a specific permit, and if there is no response from the town by October 25 it will be assumed the Town is satisfied with the project and no further permits are needed. David stated the Town Administrator sent an email to the owners referring them to Article X, D. 3.a, b, 4.b, 4.d. and maybe 4.c.1.

At 8:00 p.m. Liz made a motion to adjourn the meeting. John seconded the motion and it passed unanimously.

Respectfully submitted,
Joanne Meshna