

MINUTES  
PLANNING BOARD MEETING  
February 6, 2019

PRESENT: Bert Hamill, Chairman, John Schaumlöffel, Lou Alvarez, Deirdre Daley, Paul Termin, Ned Nichols and Debbie Deaton

The meeting was called to order at 7:00 p.m. at the Town Office.

Bert appointed John Schaumlöffel to fill the vacancy of Ed Dekker and Lou Alvarez to fill the vacancy of Liz Freeman.

The Board reviewed the minutes of the January 16, 2019 meeting. Bert accepted the minutes as written.

**USA Properties:**

Bert read the request from Bruce Simpson requesting to continue the Public Hearing for Stowell Road, Map 10/7. Deirdre made a motion to continue the USA Properties Hearing to July 17, 2019 at 7:40 p.m. John seconded the motion and it passed unanimously. Bert asked Debbie to send an email to Mr. Simpson granting his request.

**Warrant Article:**

Bert mentioned the Warrant Article that the Planning Board had submitted regarding Article XIII, Section J, had been submitted in 2018 making the current article void.

**TFF Realty, LLC Public Hearing:**

Bert read the Public Notice to open the Public Hearing. Mike Ploof from Fieldstone Land Consultants gave a presentation explaining the Application and Plans for a two (2) lot subdivision for Map 13/74A. TFF Realty is not requesting any waivers. After review, Deirdre made a motion to accept the application for completeness. Paul seconded the motion and it passed unanimously.

Bert asked if all monuments have been set. Mr. Ploof replied there are 2 more monuments that need to be set. Ned questioned if the existing garage was encroaching on the road. Mr. Ploof replied it is in the setback but not in the Right of Way.

Ann Marie Howard, 60 Matson Road, inquired if the applicant has made considerations regarding the wetlands on the property. Mr. Ploof stated a Wetland Scientist has reviewed the property.

**TFF Realty, LLC Public Hearing (cont.):**

Celia Koski, 450 River Road, asked if the 75 foot box on the potential lot with the existing house represents another building on the lot. Mr. Ploof said the box is there for representation purposes only and does not represent the potential for another dwelling as there cannot be two homes on the same lot.

Deirdre made a motion to approve the subdivision with the following four (4) conditions:

1. Receipt of payment
2. Receipt of Mylar
3. Setting of remaining two monuments
4. Driveway approval from the Road Agent

Paul seconded the motion and it passed unanimously.

Debbie will send a Decision Letter to Mr. Ploof in the morning.

**River Road Bridge:**

Bert mentioned he received an email from Ms. Darrow stating she had spoken to David Lage and will get the requested Permits, etc. to the Town Office in the spring when they are able to access the entire property.

**Meeting of February 20, 2019:**

Paul made a motion to cancel the February 20, 2019 meeting. Deirdre seconded the motion and it passed unanimously.

**Meeting of March 6, 2019:**

Bert mentioned the Board has two 2-lot Subdivisions and a Lot Line Adjustment scheduled for this meeting and attendance is strongly suggested.

John S. made a motion to adjourn at 7:35. The motion was seconded by Lou and passed unanimously.

Respectfully submitted,  
Debbie Deaton  
Land Use Clerk