

MINUTES  
PLANNING BOARD MEETING  
March 6, 2019

PRESENT: Bert Hamill, Chairman, John Schaumloffel, Lou Alvarez, John Veaser and Debbie Deaton

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

Bert appointed John Schaumloffel to fill the vacancy of Liz Freeman, Lou Alvarez to fill the vacancy of Ed Dekker and Debbie to fill the vacancy of Ned Nichols.

The Board reviewed the minutes of the February 6, 2019 meeting. Bert accepted the minutes as written.

**Public Hearing for Earl & Maria Somero- Lot Line Adjustment:**

Bert opened the Public Hearing by reading the Public Notice. Peter Mellon gave the presentation for the Lot Line Adjustment, Map 16A/13-4 and 16A/13-5. The following waivers were requested: 4, 14, 17, 20, 21, 25, 51, 52 & 54. John S. made a motion to accept the waivers as a whole. Lou seconded the motion and it passed unanimously. The Board reviewed the application and plans for completeness. Lou made a motion to accept the application as complete. John S. seconded the motion and it passed unanimously. Lou made a motion to accept the plans and application for compliance. John S. seconded the motion and it passed unanimously on the condition of remittance of Mylar and fees. Bert asked Debbie to send out a Decision Letter with the conditions listed.

**Public Hearing for Michael & Linda Maki- Two Lot Subdivision:**

Bert read the Public Notice to open the Public Hearing. Chris Guida from Fieldstone Land Consultants presented the plan and application for the two lot subdivision, Map 6/21. Waivers were requested for the colored slope map and a complete survey of the 193 acres. John S. noted that YES should be checked on question #60. John S. made a motion to accept the waivers. Lou seconded the motion and it passed unanimously. John V. made a motion to accept the plan and application for completeness. Lou seconded the motion and the vote was unanimous. The Board reviewed the plan and application. John S. made a motion to approve the plan for compliance. Debbie seconded the motion. The vote was unanimous with the conditions of submission of Mylar and remittance of fees. Bert asked Debbie to send out a Decision Letter.

**Public Hearing for Jethro & Keryn Matson- Two Lot Subdivision:**

Bert read the Public Notice to open the Public Hearing. John Schaumloffel recused himself due to the fact that one of the abutters' property extends into Massachusetts and John is an employee of the Commonwealth of Massachusetts. Chris Guida from Fieldstone Land Consultants gave a presentation explaining the Application and Plans for a two (2) lot subdivision for Map 5B/16-1. No waivers were requested. Debbie made a motion to accept the plans and application for completeness. Lou seconded the motion and it passed unanimously. Lou made a motion to accept the plans for compliance with the following conditions: setting of remaining monuments, submission of Mylar and fees. Debbie was asked to send a Decision Letter including the conditions.

**Alternates:**

John S. made a motion to appoint Lou Alvarez and Debbie Deaton as alternates to the Planning Board effective March 13, 2019. No one seconded the motion. Lou made a motion to appoint Ned Nichols, Lou Alvarez and Debbie Deaton as alternates to the Planning Board effective March 13, 2019. John Veaser seconded the motion. The motion passed with a 4-1 vote. John S. opposed the motion due to the fact that Ned Nichols was not present. Bert asked Debbie to notify the Town Clerk of the nominations.

**Meeting of March 20, 2019:**

John S. made a motion to cancel the March 20, 2019 meeting. Debbie seconded the motion and it passed unanimously.

**Other Business:**

Debbie informed the Board that the Town Report is available in the lobby.

Bert stated that the elections for the Board will be held on April 3, 2019.

Debbie asked if any Board members were interested in the Spring Planning & Zoning Conference on June 1<sup>st</sup>. John S., Lou and Bert are interested. Debbie will email courses as soon as they are available.

John Veaser made a motion to adjourn at 8:35. Lou seconded the motion and it passed unanimously.

Respectfully submitted,  
Debbie Deaton  
Land Use Clerk