

MINUTES  
PLANNING BOARD  
June 5, 2019

Present: Liz Freeman-Vice Chair, Bert Hamill, Lou Alvarez, Deirdre Daley, Debbie Deaton

The meeting was called to order at 7:30 p.m. Liz asked Debbie to fill the vacancy of Ed Dekker.

The Board reviewed the minutes of May 15, 2019. Liz stated the second to last sentence should read ...”to be noted on Mylar” and the last sentence should read “and the checklist”. Deirdre made a motion to approve the minutes as amended. Bert seconded the motion and it passed unanimously.

**Selectmen’s Report:**

Bert reminded the Board the Selectmen will be holding an informational public forum at Mascenic High School regarding a police facility on Tuesday, June 11<sup>th</sup> at 7pm.

**Cancellation of July 3, 2019 meeting:**

Bert made a motion to cancel the meeting on July 3, 2019. The motion was seconded by Deirdre and passed unanimously.

**USA Properties:**

Debbie informed the Board there has been no response to the email sent inquiring if USA Properties would like to continue their Public Hearing from July 17, 2019.

**Kent Brown Fees/Responsibilities:**

Liz asked Debbie to update Kent’s fees to \$550 plus \$100 per lot for all subdivisions on the fee schedule.

**Waivers and New roads in subdivisions:**

Liz would like to wait until there is a full Board to discuss these items. The topics will be discussed at the June 19, 2019 meeting.

**Sawtelle 3 Lot-Lot line adjustment:**

Liz disclosed she has supported the Northeast Wilderness Trust for several years and asked the board and audience if anyone would like her to recuse herself. The audience said they didn’t have a problem with it.

Russ Huntley gave his presentation and explained the lot line adjustments. The Gagnon’s would like to add a 50 foot strip (1.3 acres) to their lot, John Britton would like to purchase the triangular lot (2.83 acres) across the street and another portion (47.1 acres) would be conveyed to the Northeast Wilderness Trust. Shirley Sawtelle would retain 12 acres. The Board reviewed the waivers. Bert had questions regarding the lot markers which were answered sufficiently by Mr. Huntley. Bert and Mr. Huntley agreed to set 3 stone bounds on the front bounds. Deirdre made a motion to accept the waivers as presented with the change of 3 monuments on front bounds and rear back corners. Bert seconded the motion and it passed unanimously.

The Board reviewed the letter from Kent Brown (Town Engineer) recommending the Town approve the waivers because there is a valid reason for each. He also recommends the Town approve the lot line adjustments.

Bert made a motion to accept the application as complete. It was seconded by Deirdre and passed unanimously.

Cee Snow, Fitchburg Sportsman's Club, asked if there would be any impact on the Club. Mr. Huntley replied there would be no impact.

Bert made a motion to accept the application for completeness with the following conditions: setting of monuments as discussed, payment of fees and submission of Mylar.

**Jalen Rines and Nerissa Peschke:**

Nerissa and Jalen had questions about the subdivision of Buck Meadow Drive, in particular, curb cuts. Nerissa stated part of Buck Meadow Drive is inaccessible during the winter and spring. After much discussion, Liz stated the Board is legally restricted in discussing specifics without a public hearing with abutters being notified. Nerissa told the Board this section of Page Hill Road is a State road. Liz suggested they go before the Planning Board for a subdivision modification at a public hearing if they want another curb cut.

**Gravel Pits:**

Inspection of Gravel Pits will be discussed at the July 17, 2019 meeting.

Lou made a motion to adjourn at 9:15. Liz seconded the motion and it passed unanimously.

Respectfully submitted,

Debbie Deaton  
Land Use Clerk