

PLANNING BOARD MEETING  
DECEMBER 20, 2006

PRESENT: Jim Coffey, Vice Chairman, Woody Meiszner, Craig Dudley, Jay Lewis, David Lage, Oliver Niemi, Jonathan Sawyer, Joanne Meshna

The meeting was called to order at 7:30 p.m. at the Town Office. Woody was appointed to fill the vacancy of Ed Dekker and Jay was appointed to fill Jacqui Rager's vacancy.

7:30 p.m. William Rzepa – Design review:

Craig recused himself from the hearing. Mr. Ed Rogers was present to represent Mr. Rzepa. The design submitted was for Phase 2 of Mr. Rzepa's subdivision on Hunttee Loop off Emerson Hill Road. The proposal is for a seven lot subdivision (conceptual plan submitted). There will be one acre of contiguous area on each lot that is less than 15% after the area is reclaimed. There is a gravel pit on site. Gravel will be removed from the site to construct the road which will then leave a flat area. Mr. Rogers asked for feedback on the removal of gravel for the construction of the subdivision and then when that is completed and the area is flat, can that be used for the subdivision without considering previous steep slopes. The gravel will be used in phase one and the reclamation plan is to restore the area and use it in phase two. The lots will be at least 3 acres in size. An alteration of terrain permit and site specific permit will be required. Gravel will be used solely on site.

Mr. Rogers explained that they could not do a cluster development as they could not meet the cluster requirements. Mr. Dudley suggested that perhaps the lot was not suitable for the type of development proposed. Ms. Liz Freeman stated she had reviewed an on the ground survey of the area when lot 9/3-3 was subdivided and there are 25% slopes where the road is designed. She asked the Board to review the plan which they did. The plan only certified the information for lots 9/32 and 9/33. She asked the Board to get legal advice on a logging road reducing the slope of the land and then using that flat land for development and not considering previous steep slopes. Jim stated he would seek legal advice. Ms. Freeman also questioned if a permit was needed if gravel was used for a road where commercial value is gained by being able to develop lots.

Mr. Rogers was advised to look at all permits that will be required for the development.

8:15 p.m. USA Properties, LLC – Design review:

The applicant did not appear for the hearing.

A petition article to the Zoning Ordinance has been received from the Board of Selectmen. The Board scheduled January 15, 2007 at 7:30 p.m. for the public hearing.

The Board began discussion of Jay's amendments to the Subdivision Regulations. A copy of the changes will be sent to the Road Agent by David.

The Board reviewed the conditional approval for Homes by Craven for the conversion of a two family house to two condominiums and approved on November 15, 2006 (lot 11/22). All conditions were met and the mylar signed.

9:00 p.m. Bob Lussier, 80 Oak Hill Road – Informational session:

Mr. Lussier explained to the Board that Oak Hill Road was a private road with public access and privately maintained. He has been told that those who are to maintain the road are not going to be doing so any longer. He further stated that there was a safety issue on the road, there are no speed limits and the police therefore cannot penalize speeders. The road is also an emergency road for Collins Road so the owners of lots on Oak Hill Road have to maintain that road for Collins Road. He asked why Attorney Crocker had advised the town to put up signs stating private road.

The Board reviewed documents from 2002 when Mr. Richard Aho did the subdivision. David stated he would send the information to Attorney Crocker to see how there could be public access on a private road.

The meeting adjourned at 9:50 p.m.

Respectfully submitted,

Joanne Meshna, Secretary