

PLANNING BOARD MEETING
AUGUST 15, 2018

PRESENT: Bert Hamill, Chairman, Liz Freeman, Deirdre Daley, Lou Alvarez, David Lage, Paul Termin, Ned Nichols, John Schaumloffel, and Debbie Deaton.

The meeting was called to order at 7:30 p.m. at the Town Office. Bert appointed John to fill in for Ed Dekker during his absence.

The minutes from 8/1/18 were held in abeyance.

The Board discussed the recent application for a condominium. It was determined that the Planning Board does not need to take action.

Benjamin and Chelsea Hatcher – Two Lot Subdivision, Map 15B/1. Lou recused himself from the discussion. Sam Ingram from Meridian Land Services presented the application to the Board. The Chairman read the public notice.

Lot 15B/1 is a 57.6 lot located on Greenville Road. The proposal is to subdivide the lot into two lots to create lot 15B-1 with 52.0 acres and lot 15B-1-1 with 5.57 acres. There is a house on lot 15B/1. Debbie noted she had spoken to DES and an Alternation of Terrain Permit is not required.

The Board reviewed the application for completeness. No waiver requests were submitted. A 75 foot building box is not on the plan for lot 15B-1-1. Reference was made to the checklist #41 which requires a state approved septic system on a lot in lieu of a 4,000 square foot reserved septic system. There is no 4,000 square foot area on the lot. Bert stated the tentative location of the septic system in the 75 foot square needs to be on the plan. The plans were not stamped by a registered land surveyor or engineer. A wetlands stamp is required. Test pit data is required. A benchmark needs to be added to the plan. Also, it was noted if there are slopes in excess of 12% they need to be indicated.

The Board reviewed the entire checklist with the applicant and pointed out those items to be addressed. Any waiver requests need to be in writing with the reason for the request. Bert explained the applicant needs to consider both lots in the subdivision. He suggested taking the checklist to make sure it complies with the regulations, or request waivers.

Paul made a motion to continue the public hearing for completeness to September 5 at 7:40 p.m. Dee seconded the motion, and it passed unanimously.

Road Acceptance Discussion – Paul asked to continue this item until another time.

Other Business:

Kent Brown will attend a Planning Board meeting in October or November.

Liz made changes to the Excavation Regulations based on the Master Plan and forwarded them to Mary Pinkham-Langer for her review. She had not heard back from her. The discussion of the amendment will be continued until the next meeting.

Dee has spoken to all of the Department Heads regarding the CIP except Chief Lund and Peter Goewey. She will meet with the Board of Selectmen at their next meeting.

USA Properties application was continued to September 19, 2018.

Liz made a motion to adjourn at 8:35. The motion was seconded by Paul and passed unanimously.

Respectfully submitted,
Joanne Meshna (from tape recorder)