

DRAFT MINUTES
PLANNING BOARD MEETING
FEBRUARY 6, 2013

PRESENT: Ed Dekker, Chairman, Ned Nichols, Paul Termin, Tim Jones, Oliver Niemi, Mike Conlin, Joanne Meshna

The meeting was called to order at 7:00 p.m. at the Town Office. Paul was appointed to fill Liz's vacancy and Tim was appointed to fill Jim's.

7:00 p.m. Scott Honkala – Submission of two lot subdivision application:

Mr. Ed Rogers was present to represent the applicant. The applicant owns lot 8/32, 6.38 acres, on Poor Farm Road and is proposing a two lot subdivision. The subdivision will reduce the acreage of lot 8/32 to 2.12 acres and will create lot 8/32-1 with 4.26 acres.

There is an existing house on lot 8/32. A driveway easement of approximately .27 acres crosses lot 8/32 and extends to lot 8/32-1. A plan showing the 75' x 75' square on each lot was submitted. Ned noted that granite markers are required at the front corners of the property and are not needed at the back side of the lot.

The Board referred to Kent Brown's review of the application for completeness:

- Letter from Fire Chief is pending – a letter was received by the Board from the Fire Chief stating that there are no issues with water supply.
- State subdivision approval pending – has been approved and received.
- Driveway easement pending – the driveway easement was submitted to the Board.

Paul made a motion to accept the application as complete. Ned seconded the motion and it passed unanimously.

The application was reviewed for compliance. Mr. Rogers agreed to add a note to the plan that the septic system is a structure and needs to comply with setbacks to structures. The driveway easement needs to be reviewed by town counsel. A note is to be added to the plan that granite markers are to be placed at boundary corners.

The hearing was continued to February 20, 2013 at 7:00 p.m.

7:30 p.m.:

Ed made a motion to go into non public session regarding litigation. Paul seconded the motion and it passed unanimously.

7:50 p.m.:

Paul made a motion to return to public session. Mike seconded the motion and it passed unanimously. Mike made a motion to seal the minutes. Paul seconded the motion and it passed unanimously. Ed announced that there were no decisions made in the non public session.

7:51 p.m. Gerald and Olive Getz – Conceptual discussion:

Mr. and Mrs. Getz own a condominium at 18 Perry Road. In 2008 the property was subdivided into two condominiums. Mr. Getz explained that they are having financial problems trying to get refinancing for their condo because of its size. He inquired if the property could be subdivided to make single family dwellings. The Board responded that they would need to apply to the Zoning Board of Adjustment for a variance because of the size of the lot.

Mr. Getz inquired about the accessory building located on the property and if it could be sold off. Ed reviewed minutes from the 2008 hearing and noted that the accessory building was a condition of the approval at that time.

The meeting adjourned at 8:10 p.m.

Respectfully submitted,

Joanne Meshna
Land Use Manager