

**Draft Subject to Review, Correction, and Approval at Following Meeting**

1. **Call to Order**

The Chair called the meeting to order at 7:04 p.m.

Planning Board members present:

Don Hammond – Chair  
Mike Fenn – Vice Chair  
Melissa Walker  
Mike Bonanno  
Lynn Wheeler – ex Officio

Planning Board members excused: Rick Ladd – Alternate ex officio

Planning Board members absent: Todd Bigelow

Also present: LeeAnn Nystrom, Clerk

Members of the public present: Harry Burgess, Joe Fiore, Jeff Elliott, Peter Conrad.

2. **Designation of Alternates**

None

3. **Agenda Approval**

Motion was made by Don H. to accept the agenda as written, seconded by Mike F. – unanimous

4. **Approve Minutes of Previous Meeting**

Motion was made by Mike B. to approve the minutes of the March 16, 2010 meeting as written, seconded by Lynn W. – unanimous

5. **Scheduled Public Appearances**

None

6. **Correspondence/Communications**

The Clerk let the Board know about two new handbooks received from NCC that are now in the Planning Board library in the Planning Board office.

7. **Reports of Committees**

None

8. **Pending Business**

a. Jeff Elliott: Subdivision – Map 414 Lot 109-5

Jeff E. and Harry B. are both here to update the Planning Board on this application. Harry B. presented a revised plan showing a seven lot subdivision. This is in an effort to shorten the road and save on cost of development. Jeff E. also stated that Horizons Engineering is working on the Wetlands Permit. Lynn W. asked why the contours looked so different. Harry B. explained that the new plan showed 2' contours that were needed for the permits and the old plan showed 5' contours. Lynn W. also asked if the lots with wetlands would be able to get access. Harry B. and Jeff E. explained that this would just be a matter of crossing wetlands at the narrowest

point. Don H. noted that Harry B. would need to put a well radius on each lot. Harry B. and Jeff E. asked if the Board could approve this plan with the condition that Jeff E. gets his permit. Melissa said that she felt more comfortable having all of the information in front of her before making a decision. Lynn W. agreed with this and noted that Jeff E. wouldn't be able to do anything either way until he had the permit. Harry B. said that if they approved it with the condition then he wouldn't have to keep asking for extensions. The Clerk noted that they could ask for an extension of any time length they would like. Don H. also said that the Board has the option of meeting on the first Tuesday of the month if that meant that Jeff E. would have a shorter wait after getting his permit. Harry B. is asking for an extension of 180 days and Jeff E. will contact the Clerk as soon as he has his permit.

9. **New Business (Applications)**

a. Elizabeth Mayette: Minor Subdivision – Map 205 Lot 6

The Clerk stated that the application was complete, the fees paid, and all notifications sent and posted.

Motion was made by Mike B. to accept the application of Elizabeth Mayette for a Minor Subdivision of Map 205 Lot 6, seconded by Mike F. – unanimous

**The Chair opened the Public Hearing at 7:30 pm.**

Harry B. and Peter C. are here to represent Elizabeth M. The Clerk did note that she had found the State Subdivision Approval for this application. Harry B. explained that Elizabeth M. would like to subdivide a lot off in the back of her property and deed a 25' ROW across her house lot for a driveway. There would be no further subdivision so the ROW would be only for a driveway and not a road in the future. Lynn W. asked if there was a State Driveway Permit for the back lot. Peter C. said that there was an existing curb cut and that this access had been here for years. Don H. thought that is had been at least 40 years. Peter C. did not think that a permit was required if there had been long term open notorious use. Peter C. also asked if this application was approved with the driveway as a condition could he still put his sign on the property. The Board said that would be ok. Lynn W. asked why Elizabeth M. had withdrawn her application previously. Harry B. said that it was because she was trying to put two lots in the back and a 50' ROW would have gone over her existing septic.

**The Chair closed the Public Hearing at 7:40 pm.**

Motion was made by Melissa W. to approve the Minor Subdivision of Elizabeth Mayette, Map 205 Lot 6 with the condition that she provides the Board with something from DOT stating she has access to the back lot, seconded by Mike B. – unanimous

b. Marcia and David Selent: Voluntary Lot Merger – Map 202 Lots 11 and 12

These are two lots in Mountain Lakes with the house built over the line.

Motion was made by Mike F. to approve the Voluntary Lot Merger of Marcia and David Selent, Map 202 Lots 11 and 12, seconded by Mike B. - unanimous

10. **Other New Business**

a. Joseph and Darlene Fiore: Preliminary Subdivision – Map 411 Lot 3

Harry B. and Joseph F. are here to discuss a preliminary two lot subdivision. Joseph F. would like to create a 5 acre lot for his son and would have almost 21 acres left. Joseph F. has a driveway permit from the state and does not need state subdivision approval. Harry B. will put the driveway and a well location on the plan. Joseph F.

was informed that the application deadline for next month's meeting is April 28<sup>th</sup>, next Wednesday.

b. Gravel Pits – status and letters to owners with missing items

The Clerk reviewed the status of each of the pits in town. A letter will be sent to the Boutilier's confirming that they are not planning on operating this year. The Horne excavation has no bond posted and the Board sent a letter regarding this in November. Lynn W. thought we should follow up with a letter giving them a time period to post a bond. Don H. thought that the Clerk needed to go back and check the minutes because he thought that the Board had decided something different. The Clerk will check into the minutes. Lynn W. asked about the Town of Haverhill pit on the Underhill property. The Clerk was not aware of this pit and will look into its status.

11. **Public Appearances (Not Previously Scheduled)**

None

12. **Comments of the Clerk**

None

13. **Comments of the Planning Board**

Mike F. stated that he thought the Board needed to work on consistency in the way that it handles approvals and preliminary plans. There was discussion and the other members of the Board agree that they need to make sure that they handle each application the same.

14. **Other**

The Clerk reminded the Board about various training opportunities offered by LGC, OEP, and NCC. The Board was given a copy of the proposed changes to the Subdivision Regulation to review. The changes will be addressed at next month's meeting.

The Chair said that Melissa W. would like to continue as a member of the Planning Board and asked the Clerk to send a letter of recommendation to the Selectboard.

The term for officers expires this month. Mike F. nominated Don H. as Chair of the Planning Board, seconded by Mike B. – unanimous

Mike B. nominated Mike F. as Vice Chair of the Planning Board, seconded by Don H. - unanimous

15. **Adjournment/Next Regular Meeting**

Motion was made by Mike B. to adjourn the meeting at 8:20 pm, seconded by Mike F. - unanimous

Respectfully submitted,

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LeeAnn Nystrom, Planning Board Clerk