

MINUTES  
PLANNING BOARD MEETING  
February 21, 2018

PRESENT: Bert Hamill, Chairman, Paul Termin, Ned Nichols, Tim Jones and Debbie Deaton

The meeting was called to order at 7:00 p.m. at the Town Office.

Bert appointed Debbie to fill the vacancy of Liz Freeman.

The Board reviewed the minutes of the January 17, 2018 and February 7, 2018 meetings. Bert accepted the minutes as written.

Other Business: Debbie informed the Board of the Planning and Zoning Conference to be held April 28, 2018 in Concord. Bert would like to discuss this at the next meeting. Debbie also pointed out the New Law on Accessory Dwelling Units for informational purposes. Bert would like to bring this up at the March 7, 2018 meeting to make sure our regulations conform to these new laws.

At 7:10, the Board held a Public Hearing regarding Mark Rybak, Map 7/52 and Paul and Jayne Somero, Map 7/58, Lot Line adjustment.

Bert read the Public Notice for the hearing and the Board reviewed the waivers on the application. Ned made a motion to accept the waivers. The motion was seconded by Paul and passed unanimously.

The Board reviewed the application for completeness. A motion was made by Tim to accept the application as complete and was seconded by Paul. The motion passed unanimously.

Mr. Paquin presented a drawing of the requested lot line adjustment. It was pointed out that the existing garage is encroaching on a Town easement near the end of Locke Road. Bert informed Mr. Rybak that should anything happen to the garage (i.e. fire, collapse, etc.), he would probably not be allowed to rebuild on the same footprint due to the encroachment and may have to apply for a special exception from the Zoning Board of Adjustment to rebuild. It was also mentioned that because of the discovery of this encroachment, the Town reserves the right to remove the barn (unlikely, but possible) should it become necessary. Verbiage would need to be put in the plans stating they are aware of the discovery of the encroachment before the plans could be signed. Bert granted Mr. Rybak and Mr. Paquin some time to discuss this new information and they decided they would like to continue the hearing to March 7, 2018 at 7:10 p.m.

Paul made a motion to continue the Public Hearing to March 7, 2018 at 7:10 p.m. at the request of Mr. Rybak and Mr. Paquin. The motion was seconded by Ned and passed unanimously.

The proposed excavation regulations were not discussed due to the fact that several Board members were not in attendance and will be discussed at a later date.

At 8:30 p.m., Paul made a motion to adjourn the meeting. The motion was seconded by Ned and passed unanimously.

Respectfully submitted,  
Debbie Deaton  
Land Use Clerk