

MINUTES
PLANNING BOARD MEETING
May 2, 2018

PRESENT: Bert Hamill, Chairman, Liz Freeman, Lou Alvarez, John Veaser and Debbie Deaton

The meeting was called to order at 7:30 p.m. at the Town Office.

Bert appointed Lou to fill the vacancy of Paul and Debbie to fill the vacancy of Ned.

The Board reviewed the minutes of the April 18, 2018 meeting. Bert accepted the minutes as written.

Other Business:

The Board discussed contacting Gravel Pit owners to schedule site visits on a Saturday in June. Bert stated that he had emailed Ed Dekker regarding the pits but has not heard back as of yet. Bert would like to set a date and inform owners that the Board will be on their property, taking notes and pictures.

Liz made a motion to cancel the July 4, 2018 meeting. It was seconded by Lou and passed unanimously.

Debbie asked the Board if the Sikkila's, Map 14/4, would have to appear before the Board if they need an extension on their Excavation permit. Bert and Liz replied they should go before the Zoning Board of Adjustment approximately one month before their special exception expires.

Bert mentioned that he and Lou had gone to the Planning and Zoning Conference over the weekend. Bert informed the Board, when there is a lot line adjustment or subdivision of a property, there should be an approval/release from the lender if there is a mortgage or home equity loan on the property. He also stated that there should be a deed submitted with the plan. Debbie mentioned this caused a problem in the past getting the deed because the deed can't be written without a recorded plan according to the lawyer. There was much discussion regarding this issue and will be looked into further.

7:40 Public Hearing: Backes/Sustainable Landscapes Lot Line Adjustment:

Ed Rogers, Rogers Engineering Solutions, presented the application for a Lot Line Adjustment for Floyd Backes, Map 10/9 and Sustainable Landscapes, Map 10/4. The Board reviewed each

waiver request (13, 17, 18, 20, 21, 22, 23, 24 and 25). Liz made a motion to grant the requested waivers. The motion was seconded by John and it passed unanimously.

Liz made a motion to accept the application for completeness. Lou seconded the motion and it passed unanimously.

Bert asked Ed the purpose of the lot line adjustment. Ed replied that Mr. Backes would like the additional acreage as a buffer. Russ and Stephanie Falzone, 14 Kennybeck Court, wanted to know how this application affected their property with concerns regarding clear cutting the lot, etc. Ed explained that Mr. Backes would not be clear cutting, he wanted more land as a buffer. The Falzone's were satisfied with this explanation.

Liz made a motion to approve the Lot Line Adjustment. Lou seconded the motion and passed unanimously.

8:00 Public Hearing: Walter Saari Two Lot Subdivision:

Jed Paquin, Paquin Land Surveying, PLLC, presented the application for a two lot subdivision for Walter Saari, Map 8/57. The Board reviewed each waiver request (17, 22, 46, 60a and 60b). Mr. Paquin submitted a variance approval from the Zoning Board of Adjustment regarding creating a backlot with less than fifty feet of road frontage and permitting a stream crossing within the wetland conservation district in order to access the proposed backlot and building site (Z18-2, April 5, 2018). Bert made mention that the ZBA needs to be more specific in their decision letters, i.e. how application meets criteria. Liz made a motion to approve the waivers. John seconded the motion. Lou abstained. It passed with a vote of 4 in favor and 1 abstention.

The Board reviewed the application and plan in detail. Liz made a motion to accept the application for completeness. John seconded the motion. Lou abstained. It passed with a vote of 4 in favor and 1 abstention.

Liz made a motion to approve the two lot subdivision with the following conditions:

- Set remaining monuments
- Receipt of draft deed for driveway easement
- Release/approval from TD Bank
- Receipt of payment
- Receipt of Mylar
- Signed driveway permit from Road Agent
- State approval of septic
- State approval of wetlands crossing
- State approval of subdivision

John seconded the motion and it passed unanimously.

Ed Rogers gave the Board an update on the excavation at 150 Ashburnham Road. Ed informed the Board that he spoke to Rick Donovan, Building Inspector, last week to update him also. Ed said he realizes there has been some concern by neighbors that the owner is not going to build on the land, just using it for a gravel pit. Ed has been hired by the property owner to do a septic design and an Alteration of Terrain permit, leading him to believe that they will be following through on the building permit.

Liz made a motion to adjourn at 8:45. The motion was seconded by Lou and passed unanimously.

Respectfully submitted,
Debbie Deaton
Land Use Clerk