

MINUTES
PLANNING BOARD MEETING
May 4, 2016

PRESENT: Bert Hamill, Chairman, Ned Nichols, Liz Freeman, Deirdre Daley, Louise DelPapa

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

Bert appointed Deidre to fill in for Paul.

The minutes of the April 20, 2016 meeting were reviewed by the Board. The following corrections were made. The 6th paragraph, 7th sentence should read; "Liz stated the lots need to have frontage on a class V road or **on a road established on a previously approved subdivision plan.**" The numbered options for a subdivision approval should read; 1. "Establish Will Drive as **a road established in a subdivision approved by the Planning Board** and bring in a full size plan of the subdivision." 2. "Reconfigure the lots **to give 200 feet of frontage on Wheeler Road.**" 3. "**Make lot 7/87-1 a back lot with access over an easement on Will Drive.**" Bert made a motion to accept the minutes as amended. Liz seconded the motion and it passed unanimously.

Bert stated a letter was mailed to USA Properties requesting Mr. Simpson's presence for a regular Board meeting on June 1, 2016 to discuss their project. Louise stated she has not heard back from Mr. Simpson and noted the letter was mailed on April 28, 2016. Bert wants to wait to see if Mr. Simpson responds to the letter before the Board decides to send a second letter.

Bert stated a letter was mailed to Mr. Robert Kuusisto regarding the complaint the Town received on the operational hours of his gravel pit. The letter ordered him to comply with the Town regulations and begin start up no earlier than 7:00 a.m.

7:45: Greg C. and Sharon Somero, Lot 7/87, 16 Wheeler Road
Continuation of Public Hearing for a 2 lot Subdivision Application

The meeting was continued from April 20, 2016. Mr. Michael Ploof from Fieldstone Engineering stated he has a Subdivision Plan dated 1980 which was approved by the Planning Board and establishes Will Drive as a right-of-way. The road was first owned by Bill Aho, then conveyed to the Kivela's and in 2006 to Mark and Jessica Goodrich. The Goodrich deed consists of tract I and tract II. Mr. Ploof stated that all the abutters that touch tract II have a right to pass and repass and this establishes the right-of-way. Liz stated she spent three hours researching plans and found in 1987, Bill Aho stated he owned Will Road and it does not go with the lots. Bert stated before the Board goes any further, he questioned if Will Drive conveys frontage. Liz stated that in her research she found a two lot subdivision plan for lot 7/87 which was approved by the Planning Board, but not recorded in the minutes or at the Registry of Deeds. Mr. Ploof stated this could show intent. After further discussion, the Board determined Will Drive is a right-of-way, not an established road. The Board stated a shared driveway cannot serve more than four homes and at this time Will Drive has four.

Bert stated they could deny the application or the applicant has the option to create a backlot with frontage on Wheeler Road. Ned suggested a shared driveway off of Wheeler Road. Liz made a motion that Will Drive does not comply with the definition of frontage to create a second lot. Bert seconded the motion and it was passed unanimously. The Board wanted to know if the applicant wanted to close out

his application or continue the hearing. Mr. Ploof requested to continue the hearing to May 18, 2016 at 7:45. Bert made a motion to continue the hearing to May 18, 2016. Deirdre seconded the motion and it passed unanimously.

Old Business

Liz emailed a copy of a proposed amendment to the site plan regulations to the Board for Commercial and Industrial Noise standards. She read the amendment to the Board and a discussion followed. Liz stated the Board may need to propose an amendment for Dark Sky. The Board stated they need to consult with Ed to see how light is measured and Bert will email Ed. Liz stated she would like to wait for Ed to be present at the meeting to discuss the Performance Bond amendment. Bert will write the amendment to the Subdivision Regulations for Active and Substantial Development. Liz stated she would like to have other members of the Board learn how to write amendments. The Board decided to wait to have a hearing on the amendments and scheduled a tentative date for June 15, 2016.

New Business

Liz stated Tim was going to make a presentation on the Master Plan. Ned stated he would like to discuss a Commercial District. Bert stated these topics will need to have a full Board present.

The meeting adjourned at 9:15 p.m.

Respectfully submitted by:

Louise DelPapa
Land Use Clerk

