

MINUTES  
PLANNING BOARD MEETING  
August 3, 2016

PRESENT: Bert Hamill, Chairman, Ed Dekker, Ned Nichols, Paul Termin, Liz Freeman, David Lage, Deirdre Daley, Louise DelPapa

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

Bert appointed Deirdre to fill in for Tim.

The Board reviewed the minutes of the July 20, 2016 meeting. The following corrections were made: The second page, the last paragraph, the last sentence should read; "A discussion followed and Ed made a motion not to require an Expedited Site Plan **review** and write a letter to Mr. Poole stating the Board has decided to interpret guests at your Bed & Breakfast to include customers at your chocolate shop within the Bed and Breakfast."

Bert accepted the minutes as amended.

Bert stated the new requirement for submission of applications to the Planning Board be filed at least twenty one days before the meeting at which the application will be presented. The prior law required fifteen days before the meeting. Bert will write the amendment for this change along with an amendment requiring applicant's plans be submitted to the Board in PDF form. Bert has scheduled the September 7, 2016 Board meeting to discuss new regulations and amendments and Deirdre would like to include the Capital Improvement Plan for discussion.

Liz stated the Northeast Wilderness Trust is looking to purchase property on Binney Hill Road (Green Crow property) by raising money for this project. The project includes 485 acres and if they are successful raising the funds needed the property will not be built on.

**8:40: Lee K. and Diane Somero, Locke Road, lots 7/57, 7/51B, Lot Line Adjustment**

Jed Paquin from Paquin Land Surveying, PLLC, presented the lot line adjustment application for Lee and Diane Somero. Mr. Somero owns both tracts of land. The purpose of this plan is to adjust the property line by taking land from lot 51-B and adding it to lot 57 to provide legal road frontage on Locke Road. The width of the parcel that is being added is 50 feet wide and there is a bank of wetlands that will need a wetlands permit to construct a driveway. Bert read the list of waiver requests and a discussion followed. Liz made a motion to accept the application as complete. Paul seconded the motion and it passed unanimously. The Board discussed lot 7/57 remains as a backlot and stated it is not to be associated with any other particular front lot because it was a lot of record at the time the Zoning Ordinance was adopted. This will be noted on the plan. The Board discussed showing the well protection radius on the plan for lot 7/52. Ed made a motion to show the well radius on the plan for lot 7/52. Liz seconded the motion and it passed with five members in favor and two opposed. The Board invited

members of the audience to take a look at the plans and answered their questions. Liz made a motion to accept the waiver requests with the exception of showing the well on lot 7/52. Ned seconded the motion and it passed unanimously. Liz made a motion to conditionally approve the lot line adjustment application with the conditions being: show the well on lot 7/52 on the plan, receipt of the mylar and payment of fees.

**8:15: Non-meeting: Kent Brown, Brown Engineering – Gary Kinyon, Esquire, Bradley & Faulkner, PC**

The Board met with Attorney Gary Kinyon and Kent Brown to discuss technical and legal questions regarding USA Properties.

The meeting adjourned at 10:30 p.m.

Respectfully submitted by:

Louise DeIPapa  
Land Use Clerk

