

MINUTES
PLANNING BOARD MEETING
August 17, 2016

PRESENT: Bert Hamill, Chairman, 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 Liz and Louise to fill in for Ed.

The Board reviewed the minutes of the August 3, 2016 meeting. The following corrections were made: First page, last paragraph, eighth and ninth sentences should read; "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 second page, the 8:15 heading should read as a **"Non-meeting"**.

Bert accepted the minutes as amended.

Bert read an email from Michael Ploof, Fieldstone Land Consultants regarding the continuance of the hearing for a three lot subdivision, Kenneth Lehtonen, 83 Smithville Road, scheduled for 8:00 p.m. this evening. Due to not having the final approval for the driveway from NHDOT, Mr. Ploof has requested a continuance of the hearing. Dave made a motion to continue the hearing to October 5, 2016 at 7:40 p.m. Deirdre seconded the motion and it passed unanimously.

Bert read a notice of decision from the Zoning Board of Adjustment regarding Greg Somero's appeal to permit an additional driveway on Will Drive. At a Planning Board meeting the Board suggested Mr. Somero meet with the Zoning Board to allow a fifth driveway on a private road. Dave stated he was at the meeting and they did not have a full Board. The Chairman gave Mr. Somero the option to continue or reschedule the meeting. He chose to continue the meeting and the Zoning Board denied the appeal.

Deirdre discussed the Capital Improvement Plan and is trying to get in touch with certain departments to work on this project. The Board discussed putting money aside for updating the Master Plan.

7:40: **Domenic and Carol Dicianzo, 93 West Binney Hill Road, lots 5A/4 & 5A/4-1**
Lot Line Adjustment Application

Edward Rogers, Rogers Engineering Solutions, LLC., presented the lot line adjustment application. Bert read the waiver items. Ed stated the reason he has requested to waive eleven items is that they do not pertain to a simple lot line adjustment. He also stated there are no wetlands on lot 5A/4-1 and will place a note on the plan based on the past survey information. Dave made a motion to accept the waivers as submitted. Deirdre seconded the motion and it

passed unanimously. Deirdre made a motion to accept the application as complete. Dave seconded the motion and it passed unanimously. The property was subdivided in 1972 and the surveyor at that time failed to notice there was a structure in the middle of the property line. The purpose of the application is to move the line, correct the issue and the structure will have the required setbacks. The Board discussed County Road and Maxwell Road with Ed and notes numbered seven, eight, and nine on the Plan have an explanation as to why the roads are considered right-of-ways. Bert invited members of the audience to speak. Mr. Hector Morin, lot 5A/5 stated Mr. Dicienzo uses his driveway to access his property along with other abutters. The Board determined Mr. Morin's issue did not pertain to the lot line adjustment application and suspended the discussion. Bert stated the Board is not making a determination as far as rights to pass and repass. Bert requested Ed show a tie line with bearing and distance across to the iron pin on the Plan. Dave made a motion to approve the lot line application with the following conditions:

1. A note on the Plan stating there are no wetlands on lot 5A/4-1 based on the past survey information.
2. Tie line with bearing and distance to the iron pin
3. Payment of fees and submission of the mylar.

Dee seconded the motion and it passed unanimously.

The meeting adjourned at 8:30 p.m.

Respectfully submitted by:

Louise DelPapa
Land Use Clerk

