

PLANNING BOARD MEETING
JULY 2, 2014

PRESENT: Ed Dekker, Chairman, Liz Freeman, Woody Meiszner, Bert Hamill, Paul Termin, Ned Nichols, Tim Jones, Joanne Meshna

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

Denis and Carol Alix - Public hearing for two lot subdivision:

Mr. Chris Guida from Fieldstone Land Consultants presented the application to the Board. The applicants own lot 6/21A on Boynton Hill Road. They propose to subdivide the lot into two lots with lot 6/21A having 10.874 acres and lot 6/21-1 having 2.106 acres. There is an existing home on lot 6/21A.

The Board reviewed the waiver requests:

- 1) Appendix A, A.4 - utilities on or adjacent to the tract - utilities and telephone lines to adjacent tracts within the proposed new lot have been shown; due to the minor nature of the proposed subdivision and the rural and undeveloped aspect of the area a waiver is requested for the remainder of the 10+ acre parcel.
- 2) Appendix A, A.5 - topography within the proposed new lot has been shown as required; due to the minor nature of the proposed subdivision, a waiver is requested showing the topography on the undeveloped remaining 10+ acre parcel.
- 3) Appendix A, A.6 - geographic features within the proposed new lot have been shown as required; due to the minor nature of the proposed subdivision, a waiver is requested to showing the geographic features on the undeveloped remaining 10+ acre parcel.
- 4) Appendix A, A.11 - soil boundaries within the proposed new lot have been shown as required; due to the minor nature of the proposed subdivision, a waiver is required to showing the soil boundaries on the undeveloped remaining 10+ acre parcel.
- 5) Appendix A, A.12 - wetland delineation within the proposed new lot have been shown are required; due to the minor nature of the proposed subdivision, a waiver is requested to showing the wetland boundaries on the remaining 10+ acre parcel.
- 6) Appendix A, A.13 - adjacent conditions within 25 feet of boundaries within the proposed new lot have been shown as required; due to the minor nature of the proposed subdivision, large remainder and rural character, a waiver is requested to showing the features within 25 feet of the boundary on the remaining 10+ acre parcel.
- 7) Appendix A, A.15 - key plan at scale of 1"=1000'. A key pan with scale of 1"=5000' has been shown to better depict the lot location within the town since the lot is located in an area with minimal references points.
- 8) Appendix B., B:05 - drainage plan. The improvements for this project are minor and therefore a waiver is requested from submitting a drainage plan.

- 9) Appendix C, soil erosion and sediment control plan - A map depicting the slopes was submitted to the Board. Due to the minor nature of the construction of a single family home a waiver is requested to the soil erosion and sediment control plan.

Liz made a motion to grant the waiver requests. Tim seconded the motion and it passed unanimously.

Bert made a motion to accept the application as complete. Paul seconded the motion and it passed unanimously.

The Board reviewed the missing information identified by Kent:

- 1) Letter from the Road Agent regarding the proposed driveway access - a letter has been received from Peter Goewey stating no problems with the proposed driveway location.
- 2) Letter from the Fire Chief regarding fire protection - not yet received.
- 3) Driveway easement and maintenance agreement. There is a proposed driveway access easement to lot 6/21A-1 over lot 6/21 owed by Mike and Linda Maki. An agreement was submitted. Since it is not the boiler plate agreement it will need to be reviewed by town counsel.
- 4) State subdivision approval - has been received.
- 5) Letters from public utilities - letters written to the public utilities are in the record.

Liz made a motion to conditionally approve the two lot subdivision application the conditions being: a letter from the Fire Chief, an executed driveway easement upon review by town counsel, payment of fees and submission of the mylar. Woody seconded the motion and it passed unanimously.

8:00 p.m.:

The minutes of the June 4, 2014 meeting were reviewed and the following correction made: page 2, third paragraph, first sentence should read "...subject should be revisited in five years." Liz made a motion to approve the minute as amended. Ed seconded the motion and it passed with two abstentions.

The Board along with Mary Pinkham-Langer will inspect the Bruce White gravel pit on Tuesday, July 9, 2014 at 11:00 a.m. Members were asked to meet here at the Town Office.

Liz handed out information comparing the current cluster ordinance with that of Newton and the State. Will be discussed at the next work session.

8:15 p.m. Gerald and Olive Katz/Ryan Varela - Public hearing for two lot subdivision:

Mr. Ed Rogers from Rogers Engineering Solutions presented the application to the Board. The property to be subdivided is lot 13/21-4 located at 18 Perry Road. Back in 2008 the property was subdivided into

two condominiums, unit 1 and unit 2. The applicants now want to subdivide the property into two lots. Lot 13/21-4-1 would have 1.35 acres and lot 13/21-4-2 would have 1.36 acres.

The applicants appeared before the Zoning Board in 2013 and received a variance from Article XII.A., Dimensional Controls for the sole purpose of subdividing the lot in half.

The waiver requests were reviewed:

- 1) Originally a waiver had been requested from items 22 and 23, but is now withdrawn - Mr. Rogers presented a plan showing existing conditions stamped by Sharon Monahan, CWS.
- 2) Letter from the Fire Chief - originally requested a waiver from this requirement but Mr. Rogers withdrew the request as he felt it was better to have the Fire Chief comment; the Fire Chief submitted a letter to the Board stating that there is a water source approximately 1 mile away and should not be an issue.
- 3) Waiver from test pit data, item #25 - a new septic system was installed in 2008.
- 4) Waiver from item #26, provision for septic system - there is an existing septic system serving both units/lots.

Liz made a motion to grant the waiver requests. Bert seconded the motion and it passed unanimously.

There are two wells on the property one serving the Katz and the other Mr. Varela. Both are located on lot 1. The septic system on the Katz property serves both lots. Easements for the septic system and the wells were submitted. DES is also reviewing the easements. An accessory building on the property is connected to the septic system. The building is not being used.

Ned made a motion to accept the application as complete. Paul seconded the motion and it passed unanimously.

Liz made a motion to conditionally approve the two lot subdivision, the conditions being submission of executed easement deeds upon review by town counsel, DES approval, payment of fees and submission of a mylar. Bert seconded the motion and it passed unanimously. The applicants were informed that the legal cost for review of the easements would be billed to them.

The meeting adjourned at 9:00 p.m.

Respectfully submitted

Joanne Meshna
Land Use Manager