

PLANNING BOARD MEETING
JUNE 4, 2014

PRESENT: Ed Dekker, Chairman, Liz Freeman, Paul Termin, Tim Jones, Ned Nichols (7:25 p.m.), Joanne Meshna

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

7:00 p.m. John and Diana Heywood/Stephen Packard - Lot line adjustment application:

Mr. Henry Kunhardt presented the application to the Board. The Heywoods own lot 12/103, 76.5 acres, and Mr. Packard owns lot 12/99, 27.5 acres, off Old Country Road. Currently the access to lot 12/103 is by an access easement which runs from Old Country Road through several lots along Waterloom Pond. The application proposes a lot line adjustment with lot 12/99 removing a strip of land with 60.31 feet of frontage and 0.52 acres and adding it to lot 12/103 which provides more direct access from Old Country Road.

Waiver requests were presented and reviewed. Liz made a motion to grant the waivers presented and to accept the application as complete. Ed seconded the motion and it passed unanimously.

Mr. Kunhardt questioned monuments to be placed and the Board agreed with the following: on the front of the lot along Old Country Road there will be a magnetic drill hole in the base stone and a witness granite marker. The witness bound will be 4x4 granite sticking up a few inches above grade. On the back there will be a magnetic drill hole in the base stone in the wall and an iron pin as the witness marker.

Mr. Doug Ford, an abutter to the property along the edge where the new driveway will access Old Country Road, questioned how far the driveway had to be from his boundary line. The Board responded that there is 20 foot side setback from the property line for structures and a driveway is a structure.

Paul made a motion to approve the lot line adjustment application as presented conditional upon receipt of the mylar, payment of fees and setting of monuments. Liz seconded the motion and it passed with one abstention.

7:30 pm.:

In talking with neighbors, Ed was asked why the town can't make it easier for a store like Dollar General to locate in New Ipswich. He suggested a zoning amendment for the 2015 warrant changing the size of the building foundation for retail in Village District II from 1,500 square feet to 10,000 square feet and allowed by special exception. The consensus of the members was that they would like that to be a

priority of work done with changes to the cluster ordinance the second priority. Liz encouraged members to review the map in the National Register of Historic Places which describes homes and buildings in Village District II.

Paul left at 8:15 p.m.

Tim distributed a memo on the Vision chapter of the Master Plan with the recommendation that a re-write of the chapter is not required at this time and the subject should be revisited in five years. A public hearing will be held on July 16, 2014 at 7:30 p.m.

Tim made a motion to approve the minutes of the May 21, 2014 meeting. Ned seconded the motion and it passed unanimously.

A request from Mr. and Mr. Gerald Katz to waive the \$500 fee for Kent Brown's review on a two lot subdivision was discussed. Ned made a motion to deny the request because of the precedent it would set. Ed seconded the motion and it passed unanimously.

The meeting adjourned at 9:30 p.m.

Respectfully submitted,

Joanne Meshna
Land Use Manager