

PLANNING BOARD MEETING
MARCH 5, 2014

PRESENT: Ed Dekker, Chairman, Bert Hamil, Tim Jones, Liz Freeman

The meeting was called to order at 7:00 p.m. at the Town Office. Tim was appointed to fill Paul's vacancy.

7:30 p.m. Ronald and Carol Stanley/John Pekkala - Lot Line Adjustment application:

Mr. Ed Rogers presented the application to the Board. The lot line adjustment would add 0.157 acres to the southern side of lot 12/54 owned by the Stanleys and deduct the same from lot 13/64 owned by Mr. Pekkala.

Waivers of checklist items 14, 17, 18, 20, 21, 22, 23, 25, 26, 27, 28, 42 and 46 were requested. Bert made a motion to grant the waiver request. Tim seconded the motion and it passed with four affirmative votes.

Mr. Rogers requested a waiver to checklist item 54 realizing he had forgotten to list it with the others. Liz made a motion to grant the request for the waiver. Bert seconded the motion and it passed with four affirmative votes.

Liz made a motion to accept the application as complete. Bert seconded the motion and it passed with four affirmative votes.

Bert raised the issue of a shed on the northern property line of lot 12/54 onto lot 12/55A. He was concerned that the Planning Board could not approve an encroachment of the property line. Mr. Stanley explained that the shed is over 30 years old and there was a verbal agreement with his neighbor giving permission to place the shed on the property line. Bert was concerned that the filed plan would be a major error for the Board effectively or apparently giving permission to permanently encroach.

Ed noted that since the shed predated zoning if there was a white line down the middle and each property owner used the half on his property, there would be no problem and further there would be no problem if one neighbor gave permission to his neighbor to use both halves of the shed. Bert replied that the Board had just been notified that the shed was Mr. Stanley's. He also noted that a variance would not help since the Zoning Board could not permit an encroachment. Mr. Rogers said that the intent of showing the shed on the plans was simply to show the reality on the site. Ed suggested that a note be placed on the plan noting the encroachment and stating the Planning Board did not authorize the encroachment while allowing the lot to be made less non-compliant. Bert agreed that this would solve the problem. The note should read "The shed shown on the northern boundary of lot 12/54

constitutes an encroachment that was not adjudicated by the Planning Board and furthermore the Planning Board has made no determination regarding the zoning status."

Bert made a motion to approve the lot line adjustment application conditional upon payment of fees and submission of the mylar. Tim seconded the motion and it passed with four affirmative votes.

Tim reported on his efforts revising the Vision chapter of the Master Plan. He talked with Paul Sanderson from the LGC.

The discussion led to a discussion of a revised open space/cluster ordinance and what we will be able to do this year.

Bert made a motion to adjourn the meeting at 8:12 p.m. Liz seconded the motion and it passed unanimously.

Respectfully submitted,

Edward Dekker, Chairman