

Planning Board Minutes

January 7, 2015

Call to Order: Chairman Roberta Aldrich called the meeting to order at 6:00 pm.

Roll Call:

Members - Roberta Aldrich, ex-officio Bruce Beane, Tom Messner, Les Poore, Brian Wohlleb

Alternates - Donna Clark, Rose Colombi, Al Gombas

Meeting Minutes:

The minutes for Dec 3, 2014 were reviewed. Tom Messner motioned to approve the minutes as written, 2nd by Les Poore, all voted in favor.

New Business:

Brian Wohlleb's and Les Poore's terms on the Planning Board are set to expire at Town Meeting. Any legal voter of Lyman who wishes to file a declaration of candidacy for these 3-year seats may do so between Jan 21 - Jan 31, 2015 at the Town Clerk's Office during normal office hours. Both Brian and Les indicated their intentions to run.

Public Meeting - Stephen & Sandra Moscicki Boundary Line Adjustment:

The Board received an application from Stephen G & Sandra A Moscicki for a Boundary Line Adjustment for properties located on Wild Columbine Road, Map 214 Lots 002 & 003, containing 41.21 acres. The applicants were represented by surveyor Thomas S Smith.

Chairman Aldrich announced she was opening a Public Meeting on the above Boundary Line Adjustment application and that the meeting was properly noticed, that letters were sent to all of the abutters and payment in full has been received. George Heineke was the only abutter present at the meeting. Two other abutters, Patricia O'Brien and Kenneth Pouch, Jr looked at or inquired about the plan but had no concerns. It was noted that Planning Board consultant Neil Brodien reviewed the plan prior to the meeting and any minor technical issues have been corrected. After the Board reviewed the documents presented, Bruce Beane motioned to accept the application as complete, 2nd by Brian Wohlleb, all voted in favor.

Mr. Smith then addressed the Board and explained that the boundary line adjustment would decrease the size of the house lot from 24.59 ac to 13.23 ac and increase the size of the vacant lot from 16.62 ac to 27.98 ac. Current zoning requirements for setbacks for structures, acreage and road frontage were met. The center line of Wild Columbine Rd, the private road that accesses the two lots, also serves as a partial boundary line between the lots. The plan clarifies where the road ends and the driveway for Lot 003 begins, and the lines to be deleted are shown lightly with notations. Three Planning Board members (Bruce Beane, Tom Messner & Les Poore) made site visits to the property and confirmed that the private road meets the minimum 15 ft traveled way specified for the original 2003 subdivision that created these lots. There are also two suitable areas for turnouts for emergency vehicles. Any new construction would have to meet current zoning at the time a permit is issued. There is a recorded maintenance agreement in place for Wild Columbine Rd and it is noted on the plan.

A review of the plat against the checklist showed everything to be in order. After

some discussion among Board members, Bruce Beane made a motion to approve the boundary line adjustment as shown, 2nd by Les Poore, all voted in favor. The Mylar and five paper copies of the plat were stamped with the "limits of municipal liability" information per RSA 674:41 since a private road is involved and signed. A check will be prepared and Roberta Aldrich will have the Mylar recorded at the Registry of Deeds.

The next regular Planning Board meeting is scheduled for Feb 4, 2015 at 6:00 pm.

Adjourn:

Tom Messner motioned to adjourn the meeting at 7:20 pm, 2nd by Bruce Beane, all voted in favor.

Minutes by Donna Clark