

Planning Board Minutes

November 5, 2014

Call to Order: Chairman Roberta Aldrich called the meeting to order at 6:05 pm.

Roll Call:

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

Alternates - Rosemary Colombi, Donna Clark

Meeting Minutes:

The minutes for Oct 1, 2014 were reviewed. Rosemary Colombi motioned to approve the minutes as written, 2nd by Bruce Beane, all voted in favor.

Correspondence:

North Country Council - Notice of Regional Plan Public Hearing on Nov 19th at 5:30 pm in Bethlehem

Public Matters:

Surveyor Thomas Smith presented a preliminary plan for a boundary line adjustment for Stephen & Sandra Moscicki for Map 214 Lots 002 & 003 that would decrease the size of their house lot and increase the acreage of their vacant lot. Currently, the private road that accesses the two lots also serves as one of the boundary lines between the lots. The new configuration will have a portion of Wild Columbine Rd running through one of the lots. Mr. Smith said the road was not built as shown on the previous subdivision plan but is accurate on this new plan. These two lots were never deeded out of the original 3-lot subdivision. He will proceed with preparing a final plan to submit with the application and fees. The plan will then be sent to consultant Neal Brodien for review and a public meeting will likely be scheduled for Jan 6, 2015. Beane will contact the NHMA legal department to inquire if he should recuse himself from this matter since he and Steve Moscicki serve together on the Board of Selectmen. The Planning Board also agreed that a site visit should take place prior to the public meeting on this application to confirm that the private road meets required specifications.

Public Meeting - Scott Barnes & Donald Miller Boundary Line Adjustment

The Board received an application from Scott Barnes & Donald Miller for a Boundary Line Adjustment for properties located on Bobbin Mill & Under the Mountain Roads, Map 215 Lots 018 & 015, containing approximately 56.57 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. Elaine Burkham was the only abutter present at the meeting. One other abutter, Kathleen Lourenco, stopped in to look at the plan prior to the meeting and 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, Tom Messner motioned to accept the application as complete, 2nd by Les Poore, all voted in favor.

Mr. Smith then addressed the Board and explained that Donald Miller is selling his 53

acre lot and Scott Barnes wished to add a 1.89 acre section of it to the rear of his existing 3.57 acre vacant parcel for a new total of 5.46 acres. When the new deed is prepared, they will also extinguish an old right-of-way through the Barnes lot to the Miller lot. It was noted that one of the new pins would be underwater, but it is properly noted on the plan.

A review of the plat against the checklist showed everything to be in order. After some discussion among Board members, Brian Wohlleb made a motion to approve the boundary line adjustment as shown, 2nd by Les Poore, all voted in favor. The Mylar and four paper copies of the plat were signed. The fifth copy will be signed at the next meeting. A check will be prepared and Roberta Aldrich will have the Mylar recorded at the Registry of Deeds. A deed transferring the 1.89 acres from Donald Miller to Scott Barnes must be prepared and recorded as soon as possible to complete the process.

New Business:

2014-2015 NH Planning and Land Use Regulation Handbooks have been ordered. The price is quite a bit less than last year.

The Zoning Board of Adjustment granted variance for James & Lori Elliott for a deck for property at 18 Weymouth Rd, Map 216 Lot 108.

The next regular Planning Board meeting is scheduled for Dec 3, 2014 at 6:00 pm.

Adjourn:

Bruce Beane motioned to adjourn the meeting at 7:10 pm, 2nd by Tom Messner, all voted in favor.

Minutes by Donna Clark