

LYMAN PLANNING BOARD MINUTES

December 6, 2017

Call to Order: Chairman Tom Messner called the meeting to order at 6:00 pm.

Roll Call:

Members - Tom Messner, ex-officio Bruce Beane, Roberta Aldrich, Rosemary Colombi, Les Poore

Alternates - Michael Belanger, Donna Clark

Meeting Minutes:

The minutes for the Nov 1, 2017 regular meeting were reviewed. Bruce Beane motioned to approve the minutes as written, 2nd by Michael Belanger, all voted in favor.

The minutes for the Nov 3, 2017 meeting and site visit at the Brooks property with Mary Pinkham-Langer were reviewed. Michael Belanger motioned to approve the minutes as written, 2nd by Tom Messner, all voted in favor.

Correspondence:

Nov/Dec 2017 NHMA Town & City magazine

Chairman Messner unseated Bruce Beane for a preliminary presentation of a Minor Lot Line Adjustment plan for property owned by his wife.

Public Matters:

Surveyor Tom Smith presented a preliminary plan for a Minor Lot Line Adjustment for Gertrude Ann Beane and Philip Poore, Jr for properties located at 447 Clough Hill Rd and 16 Skyline Dr, Map 240 Lots 001 & 002, containing approximately 22.41 acres. The plan will transfer .42 acres from the Beane lot to the Poore lot to maintain that portion of Skyline Dr, including a 50 ft private right-of-way, on the Poore lot. There were no major concerns noted. The completed application, plan and fees will be submitted to the Planning Board next week. The plan will be sent to consultant Neal Brodien for review and the required public meeting will be noticed for Feb 7, 2018.

Chairman Messner reseated Bruce Beane.

Public Meeting - Michael Jr & Laurie Woolson and Gerard & Nancy Landry, Trustees of the Gerard Landry & Nancy Landry Revocable Trust, for a Minor Lot Line Adjustment:

The Board received an application from Michael Jr & Laurie Woolson and Gerard & Nancy Landry, Trustees of the Gerard Landry & Nancy Landry Revocable Trust, for a Minor Lot Line Adjustment for properties located at 15 and 19 Dodge Pond Road, Map 216 Lots 002 and 003, containing approximately 6 acres. The applicants were represented by surveyor Thomas Smith and all were in attendance.

Chairman Messner announced he was opening a Public Meeting at 6:30 pm on the above Minor Lot Line Adjustment application and that the meeting was properly noticed in the newspaper, at the Town Hall and on the Town website, and that letters were sent to all of the abutters and payment in full has been received. No abutters were present at the meeting. It was noted that Planning Board consultant Neal Brodien reviewed the plan prior to the meeting and indicated a few minor technical issues that needed attention. That information was conveyed to the surveyor by Donna Clark. After the Board reviewed the documents presented, Roberta Aldrich motioned to accept the application as complete, 2nd by Rosemary Colombi, all voted in favor.

Mr. Smith addressed the Board and pointed out that all of the items noted by consultant Neal Brodien had been addressed. He then explained that the minor lot line adjustment would transfer .13 acres, including 50+ ft of road frontage, from the Woolsons to the Landrys, leaving adequate road frontage and acreage on the Woolson lot to meet town and state minimum requirements. While this adjustment gives the Landry lot some additional area, it remains non-conforming with Town zoning and would require Zoning Board of Adjustment approval prior to any future building.

A review of the plat against the checklist showed everything to be in order. After some discussion amongst Board members, Roberta Aldrich made a motion to approve the minor lot line adjustment plan as shown, 2nd by Rosemary Colombi, all voted in favor. The Mylar and five paper copies of the plat were signed. The Mylar will be recorded at the Registry of Deeds. A deed transferring the .13 acres from Michael Jr & Laurie Woolson to Gerard & Nancy Landry, Trustees of the Gerard Landry & Nancy Landry Revocable Trust, must be prepared and recorded as soon as possible to complete the process.

Old Business:

Surveyor Tom Smith was invited to stay and continue discussing the status of Trevena Rd and the possibility of totally discontinuing it through a warrant article at the March 2018 Town Meeting. The Planning Board believes the road remains a Class 6 unmaintained town road, as previous warrant articles only show it discontinued or thrown up subject to gates and bars. Attempts to totally discontinue portions of it were not successful in the past. The section of Trevena Rd off Quebec road where several houses have been built is currently maintained as a private road. There are some discrepancies between old deeds and plans as to the exact ownership of the land under the abandoned portion of the road (the Clough Hill Rd end) but the Board feels that is a private property matter. At this time, the Planning Board will not recommend total discontinuance of Trevena Rd.

Bruce Beane and Donna Clark reported on the Nov 28th NH Dept of Revenue Current Use Workshop they attended. This information will be helpful when dealing with gravel excavations.

The Board touched on the Nov 3rd Brooks site visit and meeting attended by Tom Messner, Bruce Beane and Michael Belanger, but will wait to listen to Mary-Pinkham Langer's recorded comments at the next meeting.

New Business:

While answering an inquiry about lot mergers, Donna Clark became aware of August 2016 legislation that requires notification to mortgage holders prior to lot mergers. She sent letters to the two property owners that have merged lots since that date explaining what is required, although the wording of the law is quite vague. This new information will be added to the Voluntary Merger section of the Subdivision Regulations and to the application form.

The Zoning Board of Adjustment granted a variance for Anne Marie Howe for a garage.

The next regular Planning Board meeting is scheduled for Jan 3, 2018 at 6:00 pm.

Adjourn: Rosemary Colombi motioned to adjourn the meeting at 8:00 pm, 2nd by Roberta Aldrich, all voted in favor.

Approved Date: _____

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