

LYMAN PLANNING BOARD MINUTES

March 7, 2018

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, Les Poore

Absent - Rosemary Colombi

Alternates - Michael Belanger, Donna Clark

Meeting Minutes:

The minutes for the Jan 3, 2018 regular meeting were reviewed. Roberta Aldrich motioned to approve the minutes as written, 2nd by Bruce Beane, all voted in favor.

The minutes for the Jan 17, 2018 work session were reviewed. Bruce Beane motioned to approve the minutes as written, 2nd by Les Poore, all voted in favor.

Correspondence:

Jan/Feb 2018 and Mar/Apr 2018 NHMA Town & City magazines

NH Office of Energy Initiatives announcing the Spring Planning & Zoning Conference on Apr 28th in Concord. Donna Clark will register anyone interested in attending.

Old Business:

Michael Belanger reported on the Jan 31st Lisbon ZBA hearing and Feb 11th Lisbon Planning Board hearing he attended regarding a 7 acre, 4700 panel solar array being proposed off Northey Road. Although it is considered a project of regional impact, it is not visible from Lyman. Issues included what type of project it is, property taxes, noise created by the inverters, and water run-off after the land is cleared. Michael will attend the next Lisbon Planning Board meeting on Mar 8th.

The Zoning Board of Adjustment granted a variance for Alice O'Traynor & Aidan O'Traynor for a shed.

The Board finalized a letter to Rob Brooks regarding documentation still needed for his 2017 excavation work and what is required prior to starting any future excavation activity.

The Board reviewed a draft Lot Merger Application form which includes the new mortgage holder notice requirement.

New Business

The 2017 Town of Lyman Annual Reports and 2017-2018 NH Planning and Land Use Regulation Books were distributed to those members in attendance.

A zoning permit for the Gerard Landry and Nancy Landry Revocable Trust for a 2-car garage was denied due to a lack of minimum acreage, road frontage, and setbacks. They were referred to the Zoning Board of Adjustment to request variances which were granted on Feb 22, 2018. The Landrys still need NH Dept of Environmental Services shoreland approval before a permit is issued.

Public Meeting for Gertrude Ann Beane and Philip Poore, Jr for a Minor Lot Line Adjustment:

The Board received an application from Gertrude Ann Beane and Philip Poore, Jr for a Minor Lot Line Adjustment for properties located at 447 Clough Hill Rd and 16 Skyline Dr, Map 240 Lots 001 & 002, containing approximately 22.41 acres. The applicants were represented by surveyor Thomas Smith and Mr. Poore was in attendance.

Chairman Messner unseated Les Poore as he is an abutter in this matter and seated Donna Clark in his place. Chairman Messner also unseated Bruce Beane as he is married to one of the applicants and seated Michael Belanger in his place. Les Poore and Bruce Beane then moved to the audience.

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. Abutter Les Poore was 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, Michael Belanger motioned to accept the application as complete, 2nd by Roberta Aldrich, 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 existing driveway, now known as Skyline Dr, was meant to entirely go across Lot 002 but instead encroached on Lot 001. This minor lot line adjustment 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. The Beane lot will decrease from 15.7 acres to 15.28 acres and the Poore lot will increase from 6.71 acres to 7.13 acres. The existing 50 ft right-of-way remains in the same location.

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 Michael Belanger, 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 .42 acres from Gertrude Ann Beane to Philip Poore, Jr must be prepared and recorded as soon as possible to complete the process.

Chairman Messner unseated Donna Clark and Michael Belanger and reseated Les Poore and Bruce Beane.

The next regular Planning Board meeting is scheduled for April 4, 2018 at 6:00 pm.

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

Approved Date: _____

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