

## **LYMAN PLANNING BOARD MINUTES**

**July 11, 2018**

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

**Roll Call:**

Members – Roberta Aldrich, ex-officio Bruce Beane, Rosemary Colombi, Michael Belanger

Absent – Tom Messner

Alternates – Les Poore, Donna Clark, Al Gombas

**Meeting Minutes:**

The minutes for the June 6, 2018 regular meeting were reviewed. Bruce Beane motioned to approve the minutes as written, 2<sup>nd</sup> by Michael Belanger, all voted in favor.

**Correspondence:**

None

**Public Matters:**

Thomas Smith presented a preliminary plan for a Minor Lot Line Adjustment for Elzey G. Burkham Revocable Trust for properties at 565 Under the Mountain Rd., Map 215 Lot 012, 013, & 014-001 containing approximately 307.84 acres. The plan will transfer 5.84 acres from one lot to another. There were no major concerns noted. The completed application, plan, and fees were submitted to the Planning Board. The plan will be sent to consultant Neal Brodien for review and the required public meeting will be noticed for August 1, 2018.

**Public Meeting for Philip & Donna Clark and Kent Ogontz Realty LLC for a Minor Lot Line Adjustment:**

The Board received an application from Philip & Donna Clark and Kent Ogontz Realty LLC for a Minor Lot Line Adjustment for properties located at 51 Glebe Rd & 84 Ogontz Rd, Map 219 Lot 004 & Map 220 Lot 007, containing approximately 63.30 acres. The applicants were represented by surveyor Thomas Smith and Philip and Donna Clark were in attendance.

Chairman Aldrich seated Les Poore in place of Tom Messer. Alternate Donna Clark recused herself for the public meeting and moved to the audience.

Chairman Aldrich announced she 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 Roger DelliColli was present at the meeting. Another abutter, Mr. Gobeille, contacted the town office and was sent a plan. He had no additional questions or concerns. 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. After the Board reviewed

the documents presented, Bruce Beane motioned to accept the application as complete, 2<sup>nd</sup> 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 this change will make the Clark lot a conforming lot according to current zoning regulations. This minor lot line adjustment will transfer .93 acres from the Kent Ogontz Realty LLC lot to the Clark lot. The Kent Ogontz Realty LLC lot will decrease from 62.16 acres to 61.23 acres and the Clark lot will increase from 1.14 acres to 2.07 acres.

A review of the plan against the checklist showed everything to be in order. After some discussion amongst Board members, Bruce Beane motioned to approve the plan as presented, 2<sup>nd</sup> 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 .93 acres from Kent Ogontz Realty LLC to Philip & Donna Clark must be prepared and recorded as soon as possible to complete the process.

Chairman Aldrich closed the public meeting at 7:00 PM.

#### **Old Business:**

Michael Belanger reported that the Lisbon Planning Board public hearing on the solar array matter resulted in a granted extension. They will address that topic again at their upcoming meeting. The planning board is taking interest in this matter so that they can better understand the process should a similar issue ever arise in Lyman.

Elaine Burkham came to discuss the expired driveway permits for Map 215 Lots 012 & 013 as they were issued under a prior owner. The planning board and road agent will sign off on new permits as there are no changes to the location.

Bruce Beane will go with Tom, the road agent, to do the site visit for William Nelson's driveway permit on Hurd Hill.

Bruce Beane accompanied Mary Pinkham-Langer and assessor Cindy Perkins on a site visit to Rob Brook's property regarding the removal of land from current use due to excavation activity. More information will be presented when the assessors provide the final figures.

#### **New Business:**

Lyman Planning Board By-laws were reviewed by all board members. Rosemary Colombi motioned to accept the by-laws as written, Bruce Beane 2<sup>nd</sup>, all voted in favor.

Tabbatha Shosa updated the board on Planning Board training she attended on June 23<sup>rd</sup> as well as AxisGIS Mapping System training.

**Next Regular Meeting Date:** August 1, 2018

Les Poore was unseated.

**Adjourn**

Bruce Beane motioned to adjourn the meeting at 7:30, 2<sup>nd</sup> by Michael Belanger, all voted in favor.

**Approved Date:** \_\_\_\_\_

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