

## **LYMAN PLANNING BOARD MINUTES**

**August 1, 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, Rosemary Colombi, Michael Belanger

Absent – Roberta Aldrich

Alternates – Donna Clark

**Meeting Minutes:**

The minutes for the July 11, 2018 regular meeting were reviewed. Bruce Beane motioned to approve the minutes as written, 2<sup>nd</sup> by Rosemary Colombi, all voted in favor.

**Correspondence:**

NH Town and City July/August 2018

**Public Matters:**

The Planning Board received a Lot Merger Request application from Fredric and Adriane Kociban to combine Map 221 Lots 011 & 012 located at 18 Skinny Ridge Rd. Merging the two small lots will make the parcel conform to acreage and road frontage minimums. The application, map, and deeds were reviewed. It was noted that neither parcel has a mortgage holder so approvals are not required. After a brief discussion, Rosemary Colombi motioned to approve the merger per the application and map submitted, 2<sup>nd</sup> by Michael Belanger, all voted in favor. The document was signed and will be forwarded to the registry for recording.

**Public Meeting for Elzey & Elaine Burkham, Trustees of the Elzey G. Burkham Revocable Living Trust for a Minor Lot Line Adjustment:**

The Board received an application from Elzey & Elaine Burkham - Elzey G. Burkham Revocable Living Trust for a Minor Lot Line Adjustment for properties located at 565 Under the Mountain Rd., Map 215 Lot 012, 013, & 014-001 containing approximately 307.84 acres. The applicants were represented by surveyor Thomas Smith. Elaine Burkham was in attendance.

Chairman Messner seated alternate Donna Clark in place of Roberta Aldrich.

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. The following abutters, Kathleen Lourenco, Richard Moore, and Kathy Perry contacted the town office and reviewed the plan. They 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, Rosemary Colombi motioned to accept the application as complete, 2<sup>nd</sup> by Michael Belanger, 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 explained that Lot 012 will be absorbed by Lot's 013 & 014 changing the Burkham's three lots to two. This minor lot line adjustment will transfer 5.84 acres from Lot 012 to 014-001. It will also decrease Lot 013 from 6.01 acres to 5.00 acres.

A review of the plan against the checklist showed everything to be in order. After some discussion amongst Board members, Michael Belanger 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. Chairman Messner closed the public meeting at 6:53 PM.

### **Old Business:**

Michael Belanger will attend the Lisbon Solar Array meeting on Thursday August 2<sup>nd</sup> and report back. 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.

Bruce Beane reported that they weren't able to complete the site visit for Mr. Nelson's driveway permit on Hurd Hill. He and road agent Tom Smith will visit the site before the upcoming meeting and report on the status.

Bruce Beane and road agent Tom Smith will do a site visit for Mr. Chamberlain's Driveway Permit Request before the September meeting and report on the status.

A discussion on the Brooks' property regarding approval of the excavation and removal of stumps, top soil, and trees was continued. More information will be presented when DRA Gravel Appraiser Mary Pinkham-Langer and Town Assessor Cindy Perkins provide the final figures for land not in current use from the site visit that took place last month.

### **New Business:**

A gentleman reached out to the Selectman's Office to inquire about the classification of Smith Rd. Surveyor Tom Smith was in attendance and offered to look into the classification for Smith Rd in the town of Bath to help bring clarity to the classification. More research needs to be done before the Planning Board can make a final determination on this roads classification.

**Next Regular Meeting Date:** September 5, 2018

Donna Clark was unseated.

### **Adjourn:**

Bruce Beane motioned to adjourn the meeting at 7:23 pm, 2<sup>nd</sup> by Michael Belanger, all voted in favor.

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_