

LYMAN PLANNING BOARD MINUTES

May 1, 2019

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

Roll Call:

Members - Tom Messner, ex-officio Bruce Beane, Michael Belanger, Roberta Aldrich

Absent - Rosemary Colombi

Alternates - None

Others present - Surveyor Thomas Smith, Henry & Christina St. Louis, Kurt & Kristin Rauschenbach, Deborah Bassett

Meeting Minutes:

The minutes for April 3, 2019 were reviewed. Bruce Beane motioned to approve the minutes as written, 2nd by Michael Belanger, all voted in favor.

Correspondence:

NH Town & City March/April 2019

A discussion on an article that addresses crafting Rules of Procedure was disused in preparation for the review of Lyman Planning Board by-laws.

Current Use Mini Course is being offered on June 27th in Campton, NH. Donna, Tabbetha, and Michael will attend this class.

Old Business:

Applicant for a driveway permit on Hurd Hill that was received last year has made necessary changes and requires a site visit. Bruce and Road Agent Tom Smith will visit the site before the June meeting.

New Business:

Lyman Planning Board by-laws were reviewed along with the article from Town & City to check for any necessary changes. No necessary changes were found and the board approved the by-laws as written.

New Member Contact Info was handed out to all board members.

Legal Service Counsel, Stephen Buckley taught the course that Bruce and Michael recently attended that reviewed RSA's pertaining to legal matters that may arise with different road classifications.

Public Meeting – Kurt & Kristin Rauschenbach and Deborah Bassett Subdivision:

Chairman Messner opened a Public Meeting at 6:30 pm to receive an application from surveyor Thomas Smith on behalf of owners Kurt & Kristin Rauschenbach and Deborah Bassett for a two-lot Subdivision for property located at 128 Brook Rd, Map 234 Lot 020, containing 51.39 acres. If the application is accepted as complete, a public hearing will immediately follow.

Chairman Messner explained the purpose of the meeting and read from the subdivision application which proposed creating a new 5 acre lot with the existing house and outbuildings on it, leaving the remaining 46.39 acres separate. He confirmed the public meeting and hearing were noticed as required and certified letters were sent to all abutters. Payment in full for all fees had been received. Two abutters, Henry & Christina St. Louis, were in attendance. It was noted that Planning Board consultant Neil Brodien reviewed the plan prior to the meeting and the few technical issues he found had been corrected. After the Board reviewed the documents presented, Roberta Aldrich motioned to accept the application as complete, 2nd by Michael Belanger, all voted in favor.

Public Hearing – Kurt & Kristin Rauschenbach and Deborah Bassett Subdivision:

Chairman Messner then announced he was opening a Public Hearing on the above subdivision application at 6:47 pm. Surveyor Thomas Smith presented the plan and explained that the Rauschenbachs and Bassett wished to subdivide the 51.39 acre property, which has one dwelling on it, into two lots with one having the house, outbuildings, and 5 acres. A review of the plat against the subdivision checklist showed everything to be in order. Hearing no further questions or comments, Chairman Messner closed the hearing. After some discussion among Board members, Michael Belanger made a motion to approve the subdivision as presented, 2nd by Roberta Aldrich, all voted in favor. The Mylar and five paper copies of the plat were signed.

Chairman Messner closed the public meeting at 6:58 pm.

Public Matters:

Surveyor Tom Smith spoke to the Board regarding a possible Subdivision on Thorpe Rd. He will need to look into the town and state requirements for a Subdivision on a private road before proceeding. He also discussed another potential Subdivision for a property on Old North Star Rd. He will further investigate the classification of this road before proceeding.

Mr. Rauschenbach asked about the possibility of a radio tower and the need for a potential variance. Surveyor Tom Smith advised Mr. Rauschenbach that he would be able to assist him with questions once he had more information.

Next Regular Meeting Date: June 5, 2019

Adjourn: Bruce Beane motioned to adjourn the meeting at 7:28 pm, 2nd by Michael Belanger, all voted in favor.

Approved Date: _____
