

# LYMAN PLANNING BOARD MINUTES

July 10, 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

Absent - Roberta Aldrich, Rosemary Colombi

Alternates – Donna Clark

Abutters – Neil VanAlstyne, Allen Gombas

Others Present – Gregory Harville, Laurie Harville, Thomas Smith, David Pratt, Roland Bossy, Elaine Burkham

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

**Meeting Minutes:**

The minutes for June 5, 2019 were reviewed. Bruce Beane motioned to approve the minutes as written, 2<sup>nd</sup> by Michael Belanger, all voted in favor.

**Correspondence:**

The opportunity for a Planning Board webinar training will be coming up in September. More information will be given to interested board members at the August meeting.

**Old Business:**

A letter was sent to Mr. Brooks asking him to attend the July 10<sup>th</sup> meeting so that he might provide an updated plan for excavation on property located at Map 241 Lot 001. Robert Brook arrived at 7:05 after the meeting had closed and dropped off a paper. The planning board will review this at the August 2019 meeting and respond accordingly.

**New Business:**

Michael, Donna, and Tabbetha attended a current use training in June. Michael shared information from the training with the board. Surveyor Tom Smith offered to provide the town with a couple example maps for current use. Donna stated that the Selectmen's Office is currently reviewing all properties in current use as required by the state. It was suggested that properties currently taking advantage of the Recreational Use Adjustment be reviewed to ensure that they are not posting their properties.

Lyman resident Roland Bosse expressed an interest in becoming an alternate on one of the town boards. Board members explained that the ZBA has a greater need for alternates at the moment but that any interest in either board would be welcome. They invited him to attend any future meetings so that he might have a better understanding of how the boards work and what is expected. He supplied his contact information and Tabbetha will reach out to him with information on the upcoming meeting.

**Public Meeting – Elaine D Burkham Trustee of Elaine D Burkham Revoc Living Trust Subdivision with Lot Line Merger:**

Chairman Messner opened a Public Meeting at 6:30 pm to receive an application from surveyor Thomas Smith on behalf of owner Elaine D Burkham – Trustee of Elaine D Burkham Revoc Living Trust for a two-lot Subdivision for properties at 565 Under the Mountain Rd., Map 215 Lots 013 & 014-001 containing approximately 307.84. 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 20 acre lot with the existing house and a second lot containing approximately 287.84 acres. 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, Neil VanAlstyne and Allen Gombas, 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, Bruce Beane motioned to accept the application as complete, 2<sup>nd</sup> by Donna Clark, all voted in favor.

**Public Hearing – Elaine D Burkham Trustee of Elaine D Burkham Revoc Living Trust Subdivision with Lot Line Merger:**

Chairman Messner then announced he was opening a Public Hearing on the above subdivision application at 6:40 pm. Surveyor Thomas Smith presented the plan and explained that Burkham wished to subdivide the 307.84 acre property, which has one dwelling on it, into two lots with the house on a 20 acre parcel and the second lot containing the remaining 287.84 acres. He also explained that although the house does have a well a nearby spring was meant to be an additional water source if necessary and therefore a 75ft easement around the spring would be added. 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, Bruce Beane made a motion to approve the subdivision as presented, 2<sup>nd</sup> by Michael Belanger, all voted in favor. The Mylar and five paper copies of the plat were signed.

Chairman Messner closed the public meeting at 6:50 pm.

**Public Matters:**

David Pratt expressed a concern regarding one of the planning board member's current residence. He was advised to attend the upcoming Selectmen's meeting to address these concerns.

**Next Regular Meeting Date:** August 7, 2019

Donna Clark was unseated.

**Adjourn:** Bruce Beane motioned to adjourn the meeting at 6:55 pm, 2<sup>nd</sup> by Michael Belanger, all voted in favor.

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

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