

## Planning Board Minutes

July 1, 2015

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

### Roll Call:

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

Absent - Brian Wohlleb, Les Poore

Alternates - Rosemary Colombi, Donna Clark, Al Gombas

Chairman Messner seated alternate Al Gombas for absent Les Poore.

### Meeting Minutes:

The minutes for June 3, 2015 were reviewed. Roberta Aldrich motioned to approve the minutes as written, 2nd by Tom Messner, all voted in favor.

### New Business:

The Board spent a lot of time reviewing the Lyman Planning Board By-Laws which outline the policies & procedures used to conduct business. It was agreed that the following items should be added: (1) Use of a consultant to review plans and how one member is appointed to be the liaison to review the consultant's comments regarding missing or inaccurate items and relay that information back to the surveyor or applicant. Beane will confirm with legal counsel that this conversation can take place outside of a meeting. (2) An alternate not seated as a member must not remain at the table during a public meeting or public hearing on a plan.

The Board also discussed the need to compile miscellaneous information learned from outside sources in such a way that it can be easily referenced when needed.

### Public Meeting - Robert F & Christine W Meserve and Robert F Meserve (Trustee) Minor Lot Line Adjustment:

The Board received an application from Robert F & Christine W Meserve and Robert F Meserve (Trustee) for a Minor Lot Line Adjustment for properties located on Skinny Ridge Road, Map 211 Lot 015 and Map 215 Lot 020, containing approximately 139 acres. The applicants were represented by surveyor Mark Vander-Heyden and Mr. Meserve was in attendance.

Chairman Messner announced he was opening a Public Meeting on the above Minor Lot Line Adjustment application and that the meeting was properly noticed, that letters were sent to all of the abutters and payment in full has been received. No abutters inquired about the plan or were present at the meeting. It was noted that Planning Board consultant Neal Brodien reviewed the plan prior to the meeting and noted a few minor technical issues that needed attention. That information was conveyed to Mr. Meserve by Donna Clark. After the Board reviewed the documents presented, Bruce Beane motioned to accept the application as complete, 2nd by Roberta Aldrich, all voted in favor.

Mr. Vander-Heyden addressed the Board and pointed out that all of the items noted by consultant Neal Brodien had been addressed. He then explained that the minor lot line adjustment would transfer 21.74 acres from the former Wheeler homestead property, recently purchased by Robert & Christine Meserve, to the 83.87 acre farm owned by Robert F. Meserve (Trustee), leaving 33.51 acres on the house lot. Much of

the new boundary line follows an old stone wall and no new buildable lots would be created. Legal counsel confirmed that the Planning Board has no authority to enforce the deed restrictions/covenants on the former Wheeler property and that they should not be taken into account when addressing the plan. However, the surveyor did note them on the plat.

A review of the plat against the checklist showed everything to be in order. After some discussion amongst Board members, Bruce Beane made a motion to approve the minor lot line adjustment as shown, 2nd by Roberta Aldrich, 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 21.74 acres from Robert F & Christine W Meserve to Robert F Meserve (Trustee) must be prepared and recorded as soon as possible to complete the process.

**Other Business:**

Neal Brodien will be advised that the Planning Board does currently require topography to be shown on all plans. The Board may also create an abbreviated checklist of requirements for Minor Lot Line Adjustments as many items on the Subdivision checklist do not apply.

The next regular Planning Board meeting is scheduled for Aug 5, 2015 at 6:00 pm.

Chairman Messner unseated Al Gombas.

**Adjourn:**

Tom Messner motioned to adjourn the meeting at 8:15 pm, 2nd by Bruce Beane, all voted in favor.

Minutes by Donna Clark