

PLANNING BOARD MINUTES
August 9, 2010

Present: Heidi Behling, John Carpenter, Jen Corrigan, Roger Gagnon, Ann Leger, Steve Tassej (briefly), David Carlisle, Carlisle Survey Consultants, Greg Somerville, Geri Somerville, Tom Hayes. Jo Carpenter - recording secretary

Chairperson John Carpenter opened the meeting at 7:12 PM

Approval of Minutes

Heidi Behling made a motion to accept the minutes as written. This motion was seconded by Jen Corrigan and passed unanimously.

Correspondence

1. PSNH - copy of e-mail to Right of Way Department requesting mile sheets for Shelburne.

Roberts/West Subdivision - David Carlisle, Carlisle Survey Consultants & Tom Hayes

David Carlisle showed the Board a preliminary drawing of the proposed subdivision and boundary line adjustment. The owners want to subdivide off a lot for Windy Acres which they plan to sell. Have a lot for themselves between the Windy Acre lot and the town garage lot and also do a boundary line adjustment with the town garage lot- adding about ½ acre to the town lot.

David Carlisle said that he plans to have the application in time to have its acceptance and public hearing at the next lot which will be Monday September 13th.

The Board agreed that this seems feasible for this proposed minor subdivision.

Wildberry Inn - David Carlisle, Carlisle Survey Consultants

Dave and the Somervilles explained that they will be purchasing the Wildberry Inn soon. They plan to operate it as a bed& breakfast for hikers in the European style. It will be more upscale than other accommodations for hikers in the area. They also plan to stay within the limit of 20 guests as specified in the definition of bed & breakfast. The only change at this time will be to remove the existing beds and put in bunk beds.

David Carlisle said that the tent sites are being put on hold for now.

Dave Carlisle asked if with this plan the Somervilles need to do site plan review. John Carpenter said in his opinion as long as it operates as a bed and breakfast it does not. The rest of the Board members agreed.

David Carlisle said that he is designing a new septic plan for the Inn. John Carpenter asked if the septic plan is designed to meet future uses. David explained that it is designed to meet the needs of the campground. Dave said that the septic will be installed fairly soon.

The Board agreed by consensus that if the new septic system is the only change then site plan review is not necessary. John asked Jo Carpenter to send a letter to David Carlisle and the Somervilles confirming that site plan review is not necessary for their current plan of running the inn as a bed and breakfast for hikers.

Master Plan

This item was tabled.

Other

There was no business under this item.

Next Meeting

The next meeting will be Monday September 13th at 7:00 PM.

Adjourn

The meeting was adjourned at 7:45 PM.