

PLANNING BOARD MINUTES
September 13, 2010

Present:

Planning Board: John Carpenter, Heidi Behling, Steve Tasse, David Landry, Roger Gagnon, Jo Carpenter, recording secretary

Applicant: Mark Roberts, David Carlisle, Carlisle Survey Consultants, Inc.

Public: Kay Tasse, Tom Hayes, Fire Chief

Chairperson John Carpenter opened the meeting at 7:08 PM.

Minutes

Heidi Behling made a motion to accept the minutes of 8/9/2010 as amended - various typos. This motion was seconded by Steve Tasse and passed unanimously.

Correspondence

1. North Country Council - Safe Routes to School Grant application submission period will open on Monday October 4th and close on Monday November 30th.
2. National Grid - Natural Gas Pipeline Safety information

Roberts/West Subdivision and Boundary Line Adjustment Application and Public Hearing - David Carlisle, Carlisle Survey Consultants

Chairperson John Carpenter explained that he and two other board members are abutters to this subdivision. All three abutters feel that they can rule without any prejudice, however, if the applicant has any problem with them sitting on this case the proceedings will have to be postponed because there will not be a quorum.

The applicant stated that he had no problem with the three abutters sitting on the case.

Application

The application was reviewed for completeness. David Carlisle presented an updated plan with minor changes. The house lot is now 3.5 acres instead of 4.06. This was changed because the Roberts had agreed to sell the house with 3.5 acres. Because they thought the original lot was 7.5 acres but when surveyed it was 8.84 acres. The Roberts are also donating .5 acres to the town. This is being done as a boundary line adjustment with the town garage/fire department lot.

David Carlisle told the Board that the driveway permits have been applied for. David explained that the Roberts have asked the town for a right of way across the town property because the Roberts plan to occasionally camp at the back of their lot behind the town garage. Heidi explained the Selectpersons have agreed to grant a non specific right of way across the

property so if the building layout is changed they just have to make provision for access to the back of the town lot which Road Agent Ken Simonoko has said would be necessary to maintain the building.

David Carlisle said that he will apply for state subdivision once town approval is received.

John Carpenter noted that David Carlisle seal is not on the plan. David said that it will be on the final plan and the Mylar. John also noted that the right of way across the town lot needs to be on the plat. The fees also have not been received. It was agreed that Mr. Roberts will pay the fee for a two lot subdivision (which he did) and would be bill for half the cost of certified letters and advertising per the agreement with the Board of Selectpersons.

Heidi Behling made a motion to accept Roberts' application for a two lot subdivision and a boundary line adjustment as complete. This motion was seconded by Roger Gagnon and passed unanimously.

John Carpenter opened the public hearing on the Roberts Subdivision and Boundary Line Adjustment at 7:32 PM.

John Carpenter and David Landry expressed concern about the non specific right of way across the town's property. John said that he feels if a permanent dwelling is constructed then a permanent driveway at the location of the driveway permit should be constructed. Mr. Robert said that they would plan to do that anyway but the plan at this time is to just camp on the property occasionally. David Landry said that the town may want to construct a different building on the property in the future and the purpose of accepting the property is to be able to use it. He said that he feels there should be a statement attached to the granting of the right of way stating if the right of way can not be reconciled with a future use of the property then it can be cancelled. By consensus the Board agreed with both points and Mr. Roberts said he could live with this.

John Carpenter asked David Carlisle to include the right of way language on the final plat and Mylar.

Kay Tassej commented that this land is wet in the spring and she hopes this will be taken into account by the Roberts. Mr. Roberts said he is aware of this fact.

David Landry made a motion to grant approval for the Roberts/West Subdivision with the following conditions:

- Driveway permits be received from NH DOT for the two driveways shown on the plat
- State Subdivision approval be received
- The final plat and Mylar contain the right of way language agreed upon tonight.

Master Plan

Jo told the Board that she has spoken with John Cosgriff and he plans to have the Transportation section done this fall - within a couple of months.

Next Meeting

The Board agreed to move the next meeting to Monday October 18th at 7 PM because Monday October 11th is Columbus Day.

Adjourn

The meeting was adjourned at 7:45 PM.