

# PLANNING BOARD MEETING

September 8, 2008

Present: John Carpenter, Ray Halle, David Landry, Steve Tasse, Jen Corrigan, Jo Carpenter - recording secretary

Chairperson John Carpenter opened the meeting at 7:12 PM.

## Minutes

This item was tabled.

## Correspondence

1. NH Land Surveyors Association - plats must be stamped by a licensed surveyor
2. Workshops
  - Land Use Clerks works: Conservation Commission - 9/30/2008 in Concord
  - 2008 Municipal Law Lecture Series - 9/17, 9/24 & 10/1 in Lincoln
  - Fall Planning & Zoning Conference - 10/25 in Lincoln/Loon Mountain

## David Carlisle & Russ Andrews - Preliminary Subdivision Meeting

David Carlisle explained that he and Russ Andrews are present to discuss a possible subdivision of Russ's remaining land.

David explained that Russ would like to do a boundary line adjustment with abutter George Adams. He explained that George would like additional land for a wood lot. He said Russ is also considering subdividing the rest of his land into two lots. He would keep one lot with his house for himself and sell the second lot, which will contain all the remaining trailers/cabins. Russ explained that he still has 4 active leases.

John Carpenter said that, as previously mentioned to David Carlisle, he believes that the lot containing the cabins/trailers must have at least 1 acre per cabin to meet the requirements of the Zoning Ordinance. Russ said that the lot will be sold to one of the cabin owners and it his understanding that the leases will eventually be discontinued. It was mentioned that this is a grandfathered use.

John Carpenter said that when the previous subdivision was done, the size of the lot still allowed the use – enough acreage – but when this comes into question he feels that each cabin/trailer must have enough acreage to meet the Zoning Ordinance.

It was agreed that the Board will consult with town attorney Jon Frizzell on this question.

The Board asked Russ Andrews what his timetable is with this subdivision. Russ said he has not decided yet but that it might not be until spring. David Carlisle will be back in touch with the Board.

Jo will contact Jon Frizzell with this question.

### **Master Plan Questionnaire**

The Board worked on editing the Master Plan questionnaire. They decided to schedule a work session for later in the week to continue working.

Jen Corrigan will make the changes worked on and e-mail the next draft to the Board.

A work session on the questionnaire was scheduled for Thursday September 11<sup>th</sup> at 7:00 PM.

### **Other**

#### **1. Question on Map 4 Lot 2 (former Richard Losier Lot)**

Jo told the Board that she had received a question from a person possibly interested in purchasing this lot about whether or not it can be subdivided. After checking the tax map she told them that she did not believe that it can be subdivided because it does not have any frontage on a private or public road.

The Board reviewed the MCW subdivision and came to the same conclusion that Jo had – that it cannot be subdivided. John said that he will review the history of this lot.

#### **2. Fair Point Communication – Waiver of Site Plan and Zoning Ordinance**

Jo said that Roy Lamphere, a consultant to Fair Point came to the office about replacing the box at the corner of Meadow and Village Road and constructing a new box on Bob and Jean Neil's property – a project that they had spoken to the Planning Board about in 2002. This would happen in conjunction with replacing the line on Route 2 with fiber optic cable and

would also entail setting new poles. Mr. Lamphere told Jo that utilities can be exempted from local ordinances. Jo said that she researched this and found RSA 674:30.

After reviewing RSA 674:30 the Board agreed that it would apply to this project and instructed Jo to inform Mr. Lamphere that they would need a site plan application with the plans for both sites and a letter asking for waivers under this RSA.

### **Adjourn**

The meeting was adjourned at 9:15 PM.