

## Minutes

### Planning Board Meeting

July 14, 2011

Members of the Planning Board in attendance were James Graham, Acting Chairman, Lynn Sweet, Mark Whitcher, and Terry Hyland, Alternate member.

The Chairman called the public meeting to order at 7:30 PM and announced the members present. The closing date for applications to appear on the agenda for the August regular meeting is 5 p.m., Tuesday, July 19, 2011. The Chairman reminded the audience that the Board has a policy setting time limits for meetings and that the Board will not consider any new business after 10:30 PM.

It was noted for the record that the May and June regular meetings of the Board had been cancelled due to a lack of formal or informal business. There were no items of continuing business for this evening's meeting. The first item of new business was the application of the RADFORD L. MESSENGER and IRMA L. MESSENGER REVOCABLE TRUST for the 2-lot subdivision of their property located at 492 First Crown Point Road (Tax Map 19, Lot 47). There are two existing homes on the 113± property, 444 First Crown Point Road and 492 First Crown Point Road. The object of the subdivision proposal is to separate the home at 492 First Crown Point Road onto its own lot. Proposed Lot 47-1 would be 6.8269 acres in area; the remaining area of Lot 47 would be approximately 106 acres. Both lots are already developed and Lot 47-1 is large enough to be exempted from NH WSPCC subdivision permit requirements. Lot 47-1 includes more than enough acreage and frontage to meet all Town zoning requirements. There are no wetlands on the proposed new lot.

Board members then reviewed the plans with the checklist. The following items were missing and/or need clarifications: correct the address listing for Caverly on Reservoir Road (a.k.a. Cross Road on the Farmington end); show the front yard setback on Lot 47-1 from the Reservoir/Cross Road side of the lot; recording plan set note if needed. There were no abutter comments. There being no further discussion among Board members, Mark Whitcher then made a motion, seconded by Lynn Sweet, to accept the plans as complete for consideration, conditional upon the completion of the items noted above. There was no further discussion and the vote was unanimous in the affirmative. The Chairman then opened the public hearing. There were no comments. Noting that the project is very straightforward and that the plans are nearly complete, Mark Whitcher then made a motion to accept and approve the plans for 2-lot subdivision, conditional upon the completion of the items noted above. Lynn Sweet then seconded the motion, and the Chairman then called the vote. The vote was unanimous in the affirmative. The applicants were advised to bring the corrected mylar and recording fees to the office for final processing.

The next order of new business was the application of LEO and GLORIA VAN BEAVER REVOCABLE LIVING TRUST, 8 Fire Road 9, for Voluntary Merger of their two adjoining lots located on Fire Road 9 in accordance with NH RSA 674: 39a (Tax Map 31, Lots 70 and 72). Since the merger will increase the size of an existing non-conforming lot and bring it more in conformance with existing requirements, it was agreed that the merger met zoning requirements. Mark Whitcher then made a motion, seconded by Terry Hyland, to approve the requested lot merger in accordance with RSA 674: 39a. There was no further discussion and the vote was unanimous in the affirmative.

Terry Hyland then noted that he had been approached by a neighborhood regarding possible subdivision on Ridge Farm Road. Board members agreed that there are no problems with subdividing on a private road which is shown on recorded plans, and advised that the landowners should consult the zoning book regarding basic requirements for subdivision.

Board members then reviewed the minutes of the April 2011 meeting. Terry Hyland made a motion, seconded by Mark Whitcher, to approve the minutes as presented. There being no further business before the Board, it was moved, seconded and voted to adjourn at 8:30 pm.