

Minutes

Planning Board Meeting

September 1, 2011

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

Jim Graham, Acting Chairman, called the public meeting to order at 7:34 PM and announced the members present. The closing date for applications to appear on the agenda for the October regular meeting is 5 p.m., Tuesday, September 20, 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 agreed to postpone consideration of the minutes until after the formal business. Charles Moreno arrived at 7:35.

It was noted for the record that the August regular meeting 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 EDWARD ROBERT FABIAN III and STEPHEN FABIAN, 104 Cross Road (Tax Map 19, Lot 55-1) and EDWARD ROBERT FABIAN Jr. and PATRICIA FABIAN, Trustees of the FABIAN LIVING TRUST, 517 First Crown Point Road, (Tax Map 19, Lot 55) for boundary adjustment between their properties. Chris Berry of Berry Surveying and Engineering presented the application. Bob Fabian and his son and family were present, as well as There Fortin-Madore, an abutter. He explained the proposed lot line adjustment, which would add 10.04 acres to the smaller Lot 55-1, now 2.60 acres. The parents' larger Lot 55 would decrease from 79± acres to 69± acres. Both lots have existing homes. Mr. Berry noted that the home on Lot 55-1 actually is located partially on the larger lot, and this lot line adjustment would address that problem. He also noted that the plan does not show topography or wetlands because both lots are already developed and more than meet minimum lot size requirements. He noted that the plans brought to this meeting include the scale, which was left off the original submission. It was noted that there is one correction to the abutters list because of a sale of neighboring property.

Board members then reviewed the plans with the checklist. The following items were missing and/or need clarifications: corrections to the abutters list. There was a brief discussion of current use assessment. It was agreed that the current use file will need to be addressed, because Lot 55 is in current use, and some of the area transferring to Lot 55-1 is part of the developed yard area. It was noted that it was the intention to transfer enough acreage to maintain the current use status of the area being transferred to Lot 55-1. There being no further discussion among Board members, Jim Graham then made a motion, seconded by Mark Whitcher to accept the plans as complete for consideration, conditional upon the completion of the item noted above. There was no further discussion and the vote was unanimous in the affirmative. The Chairman then opened the public hearing. One abutter requested clarification about the proposal and asked if there were plans for future development. There were no other abutter comments. Noting that the project is very straightforward and that the plans are nearly complete, Jim Graham then made a motion to accept and approve the plans for boundary adjustment, conditional upon the completion of the items noted above. Mark Whitcher 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 second item of new business was the application of MARY J. MOOERS, 118 Range Road (Tax Map 8, Lot 30) and DANIEL MOOERS, 134 Range Road (Tax Map 8, Lot 30-1) for boundary adjustment between their properties. Chris Berry of Berry Surveying and Engineering presented the proposal; Mary Mooers and Dan Mooers and family were present; Kay Oppenheimer, an abutter, was also present. Mr. Berry presented revised plans to the Board, noting that the new plans show that the lot which is reducing in acreage still meets zoning requirements for buildable area by the inclusion of topography and wetlands detail on Lot 30. Lot 30 will reduce in area to 3.96 acres, including 3.24 acres of uplands. Lot 30-1 will increase from 6.60 acres to 17.15 acres. Both lots are developed with existing homes. Frontage for the lots will not change as the adjustment is in the rear.

Board members then reviewed the plans with the checklist. The following items were missing and/or need clarifications: plan set note is needed. There being no further discussion among Board members, Mark Whitcher then made a motion, seconded by Jim Graham to accept the plans as complete for consideration, conditional upon the completion of the item noted above. There was no further discussion and the vote was unanimous in the affirmative. The Chairman then opened the

public hearing. Abutters requested clarification about the proposal and reviewed the plans. There were no other abutter 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 boundary adjustment, conditional upon the completion of the item noted above. Jim Graham 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.

Board members then reviewed the minutes of the July 2011 meeting. Jim Graham then 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.