

Minutes

Planning Board Meeting

October 3, 2013

Members of the Planning Board in attendance were Paul Eaton, Lynn Sweet, and Donald Coker, Alternate member. The public meeting was called to order at 7:33 PM. Paul Eaton served as Acting Chairman and announced the members present and advised that the closing date for applications to appear on the agenda for the November 7, 2013 regular meeting is 5 p.m., Tuesday, October 22, 2013. The Acting Chairman advised 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. Board members agreed to postpone consideration of the minutes since Paul Eaton was not present last month

There was no news regarding the application of JANET CHASSE PREVATT AND TERRY PREVATT for 3-lot, revised to 2-lot, subdivision of their property located at 79 Ridge Farm Road (Tax Map 15, Lot 22). New notifications will be sent if new information is received from the applicant.

The first item of new business was the application of STEVEN and DEBORAH MANNING, 51 Sloper Road (Tax Map 16, Lot 3) and NICHOLAS LOISELLE, Sloper Road (Tax Map 16, Lot 4-1) for boundary adjustment between their properties. David Vincent presented the plans; Steven and Deborah Manning and Nick Loiselles were present. There were no abutters present. Mr. Vincent advised the Board that Nick Loiselles had hired him to find the corners of the property after he purchased the property and it was discovered that the Mannings driveway curved over onto Mr. Loiselles's lot. Lot 3 has been developed for many years. Lot 4-1 is an undeveloped existing lot of record that was part of a 1995 subdivision. The Mannings and Mr. Loiselles agreed to relocate the boundary between their lots to solve the problem by putting a bump in the southerly lot line and transferring 3,856 square feet between the lots. The frontage and acreage of the lots will remain the same. The adjustment will make the Mannings lot more conforming by increasing the side setback from the existing home.

Board members then reviewed the plans with the checklist. It was agreed that the lot line to be relocated should be clarified or highlighted so that it is easier to understand the plans. There were no items missing. Lynn Sweet then made a motion to accept the plans as complete for consideration. Donald Coker seconded the motion, there was no further discussion, and the vote was unanimous in the affirmative. David Vincent said that he will clarify the relocated lot line and line type. The Acting Chairman opened the public hearing. There were no comments. The Acting Chairman then closed the hearing. Lynn Sweet then made a motion to approve the boundary adjustment with the condition that the lot lines be clarified and final monumentation. Donald Coker seconded the motion. There was no further discussion and the vote was unanimous in the affirmative. The applicants were advised to bring the plans to the office for signatures and recording.

Paul Eaton talked to Board members about an idea for a Japanese knotweed initiative to try and control the spread of the plant along town roads. It was agreed that it might be good to start with an education campaign. There being no further business before the Board, a motion to adjourn was made and seconded. The vote was unanimous in the affirmative and the meeting adjourned at 8:00 PM.