

Minutes

Planning Board Meeting

April 4, 2013

Members of the Planning Board in attendance were Charles Moreno, Chairman, Paul Eaton, Terry Hyland, Lynn Sweet, Steve Leighton, ex-officio member, and Donald Coker, Alternate member. The Chairman called the public meeting to order at 7:45 PM and announced the members present. The closing date for applications to appear on the agenda for the May 9, 2013 regular meeting is 5 p.m., Tuesday, April 23, 2013. 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. Board members then turned to the minutes of the March meeting. Lynn Sweet made a motion to accept and approve the minutes as presented. Paul Eaton seconded the motion, there was no further discussion and the vote was unanimous in the affirmative. Looking ahead at meeting schedules, it was agreed to hold the May through August meetings on the second Thursday of the month so that the meetings would be spaced evenly over the summer months. The regular schedule would resume in September.

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).

Board members noted that the Board should agree on a policy regarding static applications. The new rules regarding conditionally approved applications do not apply to applications such as the Prevatt case. Donald Coker noted that the Planning listserve had recently included a discussion of fees for extensions of conditional approvals. Board members noted that there are several different issues before the Board. After discussion, it was agreed that unresolved static/stagnant cases such as Prevatt will be closed after 12 months of inactivity and applicants would be required to reapply. It was noted that this requirement could be waived for a hardship case. For several conditionally approved projects that have never been completed, it was agreed that the Board will contact applicants and have them meet with the Board regarding the status of their project or their approvals will lapse. For projects approved since the adoption of the new rules that require applicants to request renewal of their approval on an annual basis if they have not yet met the conditions of approval, it was agreed that a new fee structure will go into effect to cover the Board's costs for notification of the applicants and for any eventual administrative fees required to close an application file. The following fee structure was proposed: \$50 to extend conditional approval the first year, \$100 the second year, and \$150 the third year accompanied with notice that in accordance with state statutes, conditional approval would lapse after four years and the applicant would be required to reapply.

The final order of business was for the Board to review the Request of PATRICK LAVOIE Jr. and TAMA FORTH-LAVOIE for Voluntary Merger in accordance with NH RSA 674: 39-a of their two lots on Outlook Lane and Lake View Drive. The Lavoie's home is located on Tax Map 31, Lot 55, 6 Outlook Drive, and their septic system is located on or over the boundary with their adjoining Lot 56. They have been advised by the tax assessor to merge the two parcels. Board members agreed that the proposal would bring the lot more into conformance and would not violate zoning. Paul Eaton then made a motion to accept and approve the request for voluntary merger for Lots 55 and 56 on Tax Map 31. Lynn Sweet seconded the motion; there was no further discussion, and the vote was unanimous in the affirmative.

There being no further business before the Board, a motion to adjourn was made and seconded. There was no further discussion and the vote was unanimous in the affirmative. The meeting adjourned at 10:20 PM.