

Minutes

Planning Board Meeting

February 6, 2014

Members of the Planning Board in attendance were Charles Moreno, Paul Eaton, Terry Hyland, and Donald Coker. The Chairman called the meeting to order at 7:38 PM and announced the members present. The closing date for applications to appear on the agenda for the March 6, 2014 regular meeting is 5 p.m., Tuesday, February 18, 2014. The 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 then agreed to postpone consideration of the minutes to the end of the meeting.

There was still 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. There was also no new information on the application for design review for R. STEPHEN LEIGHTON, Mohawk Trail Way and Cross Road (Tax Map 15, Lot 15).

The last item of continuing business was the application of JAMES N. LUND, 10/12 Lund Drive and 31 Lund Drive (Tax Map 19, Lot 28-1, 28-4, and 28-6) and JAMES C. & MINDY GRANT of 35 Lund Drive (Tax Map 19, Lot 28-7) for boundary adjustment between their properties. Mr. Lund has contacted the Board to request that the Board postpone discussion until the next regular meeting.

The first order of new business was the application of SANDRA PRESTON and SALLY BURKE, 103 Barn Door Gap Road (Tax Map 13, Lot 18) and the BLUE HILLS FOUNDATION, First Crown Point Road (Tax Map 17, Lot 7) for boundary adjustment between their properties. George M. Lovejoy, Jr. was present representing the Blue Hills Foundation. Philip Chaplin and Arthur Schneider, abutters, were present. Mr. Lovejoy presented the plans. He explained the proposal, advising the Board that the proposal is to transfer 110 acres of back land from the Preston and Burke lot on Barn Door Gap Road to the rear of a 90+ acre tract owned by Blue Hills Foundation on First Crown Point Road (Tax Map 17, Lot 7), with no impacts on frontage for either lot. The Preston and Burke lot will retain 88.13 acres in area after adjustment and the Blue Hills lot will increase to 203.4 acres after adjustment. There is an existing home on the Burke and Preston lot; the Blue Hills Foundation land on First Crown Point Road is undeveloped. Mr. Lovejoy advised the Board that he has been talking to the Burkes for a number of years and that they have now reached an understanding. The new lot line runs to a corner from the barway and the line is now blazed and painted. Blue Hills Foundation will be able to access this area from adjacent land to the rear and side; the land will be managed for forestry and wildlife.

Board members then reviewed the plans with the checklist. Board members noted that the applicant has requested waivers from a number of checklist requirements due to the large size of the lots; there were no other checklist items missing. Paul Eaton then made a motion, seconded by Terry Hyland, to accept the plans as presented as complete for consideration. There was no further discussion and the vote was unanimous in the affirmative. Mr. Moreno then noted that there has been discussion about why the new proposed lot line is where it is and how the line ties into existing surveys, and said that he feels that the Board is satisfied. Board members agreed. The Board then turned to the request for waivers. Paul Eaton noted that the Board had already agreed that only the new boundary needed to be surveyed and shown in detail because the other boundaries are already shown on various reference plans. Charlie Moreno noted that the Board has requested that the new line be tied into a known spot and the surveyors have done this. It was noted that the lot is surrounded by stone walls and the surveyor used GPS to locate the corners, so there is good detail on the whole plan. Board members then noted the waivers requested: water courses; wetlands; ledge; soils; test pits; perc test data; contours; elevations; interior stone walls; and all building criteria. Board members agreed that for a lot line adjustment creating no new lots and given the large size of the parcels and the fact that one lot is already developed and the other already has significant frontage, these checklist items are not applicable to understanding the project. Adding these items to the plans would add confusion to the plans rather than providing needed information and would be impractical given the scale of the plan set, which must show the total project including nearly 300 acres of land. Paul Eaton said that he would agree that they do not need to show any of the items listed in the waiver request. Donald Coker said that his only concern was regarding

the stone walls and that he was satisfied as long as the important boundary walls are shown. In their review, Board members noted that Note 4 on page one should reference page 3, and that the typographical error in the waiver request letter should be fixed to read "the remaining land of Lot 18". Donald Coker then made a motion to grant the waivers requested in the Berry Surveying letter of January 13, 2014. Terry Hyland seconded the motion, there was no further discussion, and the vote was unanimous in the affirmative. The Chairman then opened the public hearing on the application. Phil Chaplin asked for clarification on the process of completing a lot line adjustment and Mr. Schneider noted that the proposal would not affect him. There were no additional comments and the Chairman then closed the public hearing. Paul Eaton then made a motion to accept and approve the plans for lot line adjustment with the waivers approved above. Terry Hyland seconded the motion, there was no further discussion and the vote was unanimous in the affirmative. Mr. Lovejoy was directed to bring the corrected plans and a check for recording fees to the town offices for signatures.

There being no further items of formal business, Board members briefly reviewed the revised plans submitted for consideration on the Lund/Grant boundary adjustment, postponed to next month. The new proposal eliminates the proposed reconstruction of Lund Drive as a cul-de-sac. Board members discussed at length whether the revised plans were materially changed enough that new notifications should be sent. It was agreed that the overall proposal of lot line adjustment had not changed, but that the revised plans were different enough from the original application that the Board might decide to begin a new checklist. There being no other business before the Board, a motion to adjourn the meeting was made and seconded. The vote was unanimous in the affirmative and the meeting adjourned at 9:00 PM.