

## Minutes

### Planning Board Meeting

November 7, 2013

Members of the Planning Board in attendance were Charles Moreno, Terry Hyland, Steve Leighton, ex-officio member, and Donald Coker, Alternate member. Paul Eaton arrived at 7:30 PM. A quorum of Board members was present and the Chairman opened the public meeting at 7:05 PM. Board members looked at a letter received from Jim Lund regarding a proposed boundary adjustment of his properties located on Lund Drive. Mr. Lund would like to shift the turn-around at the top of Lund Drive to a cul-de-sac and rearrange lot lines as appropriate. This would help accommodate a large pole barn that is under construction on Lot 28-4. After discussion, it was agreed that Mr. Lund should work with his surveyors, and that the Board could not comment further until formal plans are drawn. It was agreed that if new plans were approved, the cul-de-sac would need to be bonded fully. The lots would need to meet minimum frontage and width requirements as stated in the zoning ordinance. It was recommended that the Building Inspector contact Mr. Lund regarding the pole barn and take appropriate action.

The public meeting was officially called to order at 7:30 PM. 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. 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 Board then turned to the second order of continuing business, which was the application of R. STEPHEN LEIGHTON for pre-application design review conceptual consultation for a proposed major subdivision of an approximately 265 acre property located on Mohawk Trail Way and Cross Road (Tax Map 15, Lot 15). There was no new information at this time.

The Board then turned to the annual review for the Excavation of Earth Permit of R. STEPHEN LEIGHTON, located on Sloper Road (Tax Map 12, Lots 52-2 & 52). Reminders were sent to abutters as voted at the December 2012 meeting. There were no abutters present. No complaints have been received in the past year, and no letters have been received. There was no further discussion.

Board members considered a question regarding a proposed boundary adjustment between two large properties running between Barn Door Gap Road and First Crown Point Road. It was agreed that a detailed survey of the new line should connect to the closest survey point, and that the new line should be blazed. Board members then called on Rick Turner, who had a question about the Board's requirements for surveying large lots. Board members noted that information showing that lots meet zoning minimum requirements must be provided on the plans, and advised Mr. Turner regarding the subdivision regulations.

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 8:00 PM.