

Minutes
Planning Board Meeting
November 6, 2008

Members of the Planning Board in attendance were Charles Moreno, Chairman, Don Rhodes, Paul Eaton, Jim Graham, Lynn Sweet, and Alternate member Kate Sawal.

The Chairman called the public meeting to order at 7: 42 PM and announced the members present. The closing date for applications to appear on the agenda for the December 4, 2008 regular meeting will be 5 p.m., Monday, November 17, 2008. 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 hold review of the minutes until more members are present.

The first order of continuing business was the application of GRANITE STATE REALTY TRUST for a 6-lot Conservation Development of land on Canaan Road and Back Canaan Road (Tax Map 4, Lot 83-1). The applicants were not present this evening. Bruce McCormick an abutter, was present.

The first order of new business was the application of the PRISCILLA A. PRATLEY TRUST and PRISCILLA A. COLONY (k/n/a Priscilla A. Pratley) for boundary adjustment between two separately deeded tracts in different names, now taxed as one parcel located on the Province Road (Tax Map 6, Lot 4). Jon Berry was delayed, so the Board moved forward with the agenda.

Board members then called on Lester Huckins and Corey Colwell who had requested an opportunity to meet with the Board regarding possible subdivision to create one or two new lots on Hillside Drive. The project would allow them to separate the two existing homes on their property onto two lots and create one additional lot. After discussion and review of previous subdivision in the area, Board members agreed that the new subdivision road needed to provide frontage for the new lot could branch off Hillside Drive. The process for requesting waivers to the road construction specifications was discussed.

Board members then returned to the GRANITE STATE REALTY TRUST application. It was noted that the Board had not received any communications from the applicants. After discussion of the situation, Board members suggested that a new policy should be adopted regarding notice in order to ease the burden on abutters. Lynn Sweet then made a motion, seconded by Jim Graham, to adopt a new policy stating that abutters must be renotified by certified letter before discussion can proceed if the applicants have missed 2 or more consecutive meetings, provided that public notice has not been made delaying further discussion of an open application to a certain expected date. There was no further discussion and the Chairman called the vote on the motion; the vote was unanimous in the affirmative. Board members then returned to discussion of the Granite State Realty Trust application, and it was noted that the application had been accepted as complete at the September meeting of the Board, starting the clock on the application review process. Since the applicants have not communicated with the Board, the Board does not have their agreement to extend the clock past the initial statutory deadline. It was noted that many items are still missing and that information requested by the Board regarding the application has not been received. Jim Graham then made a motion, seconded by Don Rhodes, to disapprove the application for conservation development subdivision accepted as complete at the September 4, 2008 meeting of the Board, because the Board because insufficient information was provided for the Board to make a decision and follow-up information requested by the Board was not provided. There was no further discussion. The Chairman called the vote and the vote was unanimous in the affirmative. A letter will be sent to the applicants.

The Board then returned to the PRATLEY TRUST/COLONY boundary adjustment application. Jon Berry of Berry Surveying was present representing the applicants. Ed Kelly, an abutter, was also present. Lynn Sweet removed herself from the Board for this item due to connections with the applicants. The Pratleys hope to relocate the internal boundary between the two tracts that comprise the 5.29 acre Tax Map 6, Lot 4, allowing each tract to better stand alone as a building lot meeting zoning regulations. The two tracts were created in 1962. The property does not fall within the protected shoreland zone. There is

no exposed ledge, but there is a small area of 25% slope, and some wetlands areas on the lots. Buildable area calculations are shown.

Board members then reviewed the plans with the checklist. They have applied to NH DOT for driveway approval. Topo and test pits were completed for the two lots to check buildability. Sight distances and driveway specifications are shown on Sheets 3 and 4 of the plan set. After review, Board members agreed that the following items are missing from the plans and/or need clarifications: NH DOT permit; add a culvert under the driveway on the plan view on Sheet 4; correct the legend; seals of surveyor, etc. Noting that these items are minor and do not affect the proposal, Paul Eaton then made a motion, seconded by Jim Graham, to accept the plans as complete for consideration, conditional upon the completion of the items noted above. There was no further discussion, and the Chairman called the vote. The vote was unanimous in the affirmative. The Chairman then opened the public hearing on the application. There were no comments. The Chairman then closed the public hearing. Paul Eaton then made a motion, seconded by Jim Graham, to accept and approve the plans for boundary adjustment, conditional upon the completion of the items noted above. There was no further discussion and the Chairman called the vote. The vote was unanimous in the affirmative. The mylar and copies should be brought to the town office for signatures once all items are complete.

Board members then discussed recent applications and subdivision requirements. After discussion it was agreed to amend the plan set requirements for application as follows: all application materials must be received by the deadline in order to be reviewed at the meeting; application sets should include 3 sets of full size plans and 10 sets of reduced (11 by 17 inch) scale plans.

Board members then reviewed recent correspondence. There being no further items before the Board, a motion to adjourn was made and seconded. The meeting adjourned at 9:45 PM.