

Planning Board Meeting Minutes
March 15, 2011
Approved April 19, 2011

In Attendance: Dylan Smith, RPC Circuit Rider, Michael Schwotzer, Chairman, Joan Whitney, Theresa Wojcukiewicz Vice Chairman, Kate Mignone, Peter Merrill

Chairman called the meeting to order at 7:36pm.

New Business:

Voluntary Lot Merger- Dorvals 144 Amesbury Road

Mr. Dorval was present to discuss the application with the board. Michael asked if the property that was being merged had any structures on it and Mr. Dorval replied that it had a shed. Michael explained that if there was another living dwelling unit then the merger would not be able to be done. The current lot to be merged contains 1 acre and will be added to the 9.5 acre parcel. Mr. Dorval was reminded by the board that if this lot is merged then the 1 acre lot of record would be gone and any further actions would fall under the current regulations. Mr. Dorval indicated is understanding of the process and would like to merge the two to form one conforming lot. Mr. Dorval was asked if the property behind him had access and he indicated that it was through an easement that was written into the deed. The RSA 679-34a was read that indicated that the parcels may be merged unless it creates a violation of current regulations.

Motion to accept the request of Mr. Dorval to merge the two lots was made by Joan Whitney and seconded by Theresa Wojcukiewicz.

Michael asked if how Mr Dorval would get a copy and Kathleen indicated that one would be mailed to him, and that the lot would be merged to form one lot known as Map 9 Lot 7.

Consultation with Monique Waldron

Monique presented the board with a plan that she had from a previous meetings held in 2007. Monique's question on her property was in reference to the new Steep Slopes Ordinance that was passed March 8, 2011 at the Town Meeting. Michael informed her that the information received tonight would be considered a consultation and would not be official. Monique expressed understanding of the consultation. She explained to the board that the entire piece was 15 acres and she was interested in selling a portion of the property. She had seen the board in 2007 and had done a few things with the property and needs to know if she is still able to sub-divide with the current ordinance. Michael and the board reviewed the sketch and informed Monique that she would need a topography map done to better show the slopes to her property. If Monique was to change the current configuration than she would have to seek a variance through the Zoning Board of Approval since that would be changing the prior approved lots. With the Steep Slope article you can alter the existing lots. Dylan indicated that a lot line adjustment might be able to be done. She has already obtained a driveway permit from the State for the parcel that was created in 2007.

Theresa asked if the two lots would have enough frontage. Monique had confirmed that they did with a surveyor. Joan informed Monique of the new Lot Shape Ordinance that was passed in 2008 to limit how far back the frontage has to go and how narrow a lot can get. Michael indicated that the pitch of the driveway may be an issue. Michael informed Monique that the Steep Slope Ordinance actually was in effect as of the Public Hearing that was held on January 18, 2011. If the vote was defeated than the whole article would have been done away with, but since it passed that allowed the town to keep it. The board explained that the frontage could be too narrow with the new lot shape ordinance indicated in Chapter III, Subdivision Regulations -11. Dylan suggested that she get the topography map and find out the exact feet of frontage. Monique was questioning the set backs from any structure and the board informed her that she would need at least 25ft of clearance in a residential zone. Peter asked how many driveway permits Monique had for the property and she indicated that 4 exist and when everything was done that she would only have 3.

Monique thanked the board.

Lot Shape Ordinance

Joan asked Dylan to clarify the Lot Shape Ordinance for the board. He agreed to put something together and would do something that would give the board options.

Planning Board Members

The board discussed the appointments needed for the Planning Board. Michael and Peter agreed to continue for another 3 years on the board. Michael will put a request together for the selectmen indicating the appointments. Michael decided not to be appointed to the Zoning Board of Adjustment. Kathleen will let the selectmen know about the appointments.

The board will vote at the next meeting to elect a Chairman, and Vice Chairman.

The board discussed the need to have a Selectmen Representative on the board and would like to have them attend as many meetings as possible. The board will send a letter to the Selectmen to request that.

December 21, 2010 Meeting Minutes

Joan moved to accept the meeting minutes with Steve Wilson's comment stricken. Kate seconded and all in favor.

February 15, 2011 Meeting Minutes

Joan made a motion to accept the meeting minutes, Peter seconded with all in favor.

Old Business:

Aquifer Protection

Dylan asked the board if they wanted to continue with the Aquifer Protection District for this year and the board would like to continue. Joan indicated that she would like to see the ordinance not change the lot size but restrict the use in the commercial and residential district yet, and to have it easily understood.

Peter asked if there were to be an Aquifer District or Districts. Dylan explained that it is a district overlay that will have multiple districts.

Master Plan

Dylan explained to the board that they will have until June 30th to complete the master plan update which includes Vision and Land Use Existing and Future. Dylan will bring in a map that the board can look at. He advised the board to start looking at that for the next couple of meetings. Michael explained that at the May 17th meeting NROC will be making a presentation to the board. Joan informed the board of the Forum and that it will be on March 22nd at the Kensington Elementary School 5:30-9pm, and that it would be nice to have the board there.

Motion to adjourn was made by Joan, seconded by Peter with all in favor.

Meeting adjourned at 8:20pm.

Next meeting will be April 19. Peter Brewer's Continued Public Hearing and also William Buxton will present a Lot Line Adjustment to the board.

Respectfully Submitted,

Kathleen T Felch,
Planning Board Clerk