

**Planning Board Meeting**  
**April 19, 2011**  
**Public Hearing**  
*Approved June 21, 2011*

**In Attendance:** Dylan Smith, RPC, Michael Schwotzer, Chair, Joan Whitney, Kate Mignone, Bob Solomon, Stefanie Johnstone, Selectmen's Representative, Peter Merrill, Theresa Wojcikiewicz, Vice Chair, arrived at 7:45pm.

Chairman Michael Schwotzer called the meeting to order at 7:32pm.

**Public Hearing**

**Buxton Lot Line Adjustment:**

Michael opened up the public hearing with an application for a Lot Line Adjustment for William Buxton, for land located at 173 Drinkwater Road, M12 L50; he is proposing to add 10.04 acres to the M12 L50 parcel and take 10.04 acres from M12 L45B parcel. This will allow M12 L50 to contain 11.01 acres and M12 L45B to contain 51.56 acres. This adjustment is in accordance with Chapter III, Article 3.1 F1 for a minor lot line adjustment.

William Buxton and Pete Landry approached the Board. Mr. Landry explained that the adjacent lots are located on Osgood and Drinkwater Road. Mr. Buxton is looking to increase the 1 acre parcel to 11.01 acres, this is the house lot. The existing lot line goes through the garage, and the adjustment is to pull the current lot line out of the garage. The other buildings will maintain the 25 ft set backs, but one will be only 16 feet from the lot line.

Existing frontage for the house lot is 150 feet, and the other lot has 423 feet, none of the frontage has been changed on the proposed plan. There is also an easement for the hedges on Map 12 Lot 45B, Mr. Buxton would like to be able to maintain them in the event that the property ever sells. Michael asked about the current use and made sure that was taken into consideration when the lot lines were created. Mr. Landry and Mr. Buxton indicated that they were aware of the Current Use issues and did take that into consideration when doing the Lot Line Adjustment. Mr. Buxton also indicated that he had taken some of the board's suggestions, from a previous meeting, to make up the current plan. Dylan was unable to give the board a written recommendation due to not having the plan to review beforehand. In reviewing the plan he sees no problem with what is being suggested. Beal's and Associates sent in a letter with Comments to the board in reference to the submitted plan, Michael read the letter to all in attendance, a copy is available at the Town Hall in the file for review.

Joan asked about the rebar that was indicated on the plan, and if they were going to provide the board with certification of the lot markers. Mr. Landry indicated that if the board requested the certification then he would be setting the monuments and would supply the board with the certificate.

Mr. Landry expressed that setting the rebar every 200 feet through the field would be difficult for plowing. He asked the board if they would be willing to allow them to go 300 to 400 feet in between the rebar so that the plowing of the field would not be effected. Mike asked if the board would be willing to accept a waiver application on the pins in the middle of the field. Peter indicated that the point of the rebar is to establish the line in the future. Mr. Landry indicated that he had no problem with the rebar, but in the normal course of a survey he would consider the other points extra, but since the town requires them he would set/sink them and indicated same on the plan. Mr. Buxton indicated that the one monument that is located in the field would probably have to be moved. Joan suggested that they make visible as many as they are able to,

and mark the ones that are unable to be seen on the plan.

**Joan made a motion for a conditional Approval with the condition being a monumentation plan notation will be supplied after it is done. Bob Solomon seconded and all in favor.** Mr. Landry indicated he will turn in the Mylar and 6 paper prints and a monumentation certificate when the job is completed.

**Mike made a motion for the chair to sign the Mylar when the conditions are met. Bob Solomon seconded and all in favor.**

**Brewer continuance:**

Michael indicated that Mr. Brewer is going to the ZBA with a different plan and the public hearing should now be closed. Peter asked if the board was working on an assumption. Kathy indicated that he had turned in a new plan to the ZBA. Michael indicated that the continuance was till this meeting- time certain.

**Peter made the motion to close the Brewer Public Hearing continuance, seconded by Bob, all in favor.**

Michael moved to go to the Election of Officers for the coming year.

**Election of Officers for 2011:**

**Joan made a nomination for Kate Mignone to be Chairman, seconded by Peter, all in favor. Peter Merrill nominated to be Vice-chairman seconded by Joan, all in favor.**

Kate took control of the meeting and went to the next item on the agenda.

**Lot Shape regulation:**

Kate asked if Dylan had a chance to address the lot shape regulation and he presented the board with the original regulation and the proposed suggestions for the regulation. Dylan tried to simplify the regulation with the proposed suggestions for the board.

**B. Lot Shape (proposed)**

1. Lots shall be shaped in a manner that promotes clarity of ownership;
2. To the maximum extent possible all new lots shall be rectangular or square in shape;
3. Side lot lines in general shall be perpendicular to the street;
4. Lots shall have a minimum width of 100 feet as determined by any line drawn parallel to the two frontage corners. Corner lots may maintain the minimum 100 foot width based on either adjacent road.

Dylan cautioned the board that you don't want to be too restrictive with the regulation. Bob indicated that you might have lots that are more pie shaped for cul-d-sacs, and that would be acceptable.

**Joan made a motion to take the regulation changes to a public hearing for next Planning Board meeting on May 17, 2011, Michael seconded with all in favor.**

**March 15, 2011 Meeting Minutes:**

Joan would like a comment corrected. In the section under the aquifer protection, Joan would like *or* stricken and *but* put in its place and after the commercial district to add the residential as

well.

Dylan asked if the board would like to take on the Aquifer Protection for the coming year. The board responded in the affirmative. **Michael made the motion to accept the meeting minutes as amended, Joan seconded it, all in favor.**

#### **Master Plan- Vision and Land Use Chapters:**

Michele has done the Forum final report, and the Survey will be presented to the Steering Committee on the May 5<sup>th</sup> meeting. Joan asked that the items brought to the meeting be email out to the Board.

Dylan will have existing land use maps for the board to review, and will start drafting the chapter himself. Michael indicated that there was a group that worked on the survey, and he would like to see Dylan give a rough draft of the sections, and that this would be the best use of his time as well as the boards. Dylan will work on that. There was a discussion on issues discussed in the Forum and what was reported.

#### **Aquifer Ordinance:**

Kate would like an example of an Aquifer Ordinance for next meeting. Dylan will send out the example from a previous meeting for the board to review, and Kathy will make copies of the aquifer maps. Ideas about how to track aquifer issues were expressed, in rough form. Joan would like to have the Conservation Commission at the Planning Board Meeting in August or September for their input on the Aquifer Ordinance. Ideas of what is allowed and what can be enforced were expressed.

Kate asked if the board had any more issues to be discussed tonight.

**Michael made a motion to adjourn 8:42pm, seconded by Bob, all in favor.**

**Next Meeting: May 17- presentation from NROC; Public Hearing on Lot Shape Regulation; Master Plan; Aquifer Ordinance**

Respectfully,

Kathleen T Felch, Planning Board Clerk