

Planning Board
April 13, 2017
7:30 pm

Members Present: Barry Hantman, Chip Current, Scott Borucki, Chris Smith, Roger Whitehouse, Jim Castine

Others Present: Charlie Zilch, Richard Moussa, Josh Robenius

Selectman Scott Borucki was welcomed as the newest member of the Planning Board.

Minutes:

Chip made and Roger seconded a **motion to accept the minutes of March 23, 2017 as amended**. Chip, Scott and Chris abstained. The motion **passed**.

Correspondence:

- From Stratham regarding a cell tower installation
- NH-OEP conference, this will be forwarded to Scott; Roger is attending.
- Supply Lines with the Source, spring 2017 edition

Officer nominations:

Chip nominated Barry as Chairman of the Planning Board. Roger seconded and Barry accepted the nomination. There were no other nominations. Barry abstained from voting; all others voted in favor of the nomination.

Roger nominated Chip as Vice-Chairman of the Planning Board. Chris seconded and Chip accepted the nomination. There were no other nominations. Chip abstained from voting; all others voted in favor of the nomination.

Other Business:

The zoning ordinance has been updated and will be distributed to the members and added to the website. The Master Plan will also be updated.

Eastern Materials excavation permit renewal

There was one outstanding item from the previous meeting. The town engineer confirmed that the safety fence has been repaired. Photographs were given to the Board members. There were no further questions from the Board or the public. Chip made and Roger seconded a **motion to grant the renewal for one year**. **Scott abstained**. The motion **passed**.

At 7:45pm Jim arrived.

150 Emerald Drive-duplex to condo

It was confirmed that the escrow account had been paid. The proper documents were reviewed by Peter Loughlin who confirmed that they were all in order. There were no questions from the public or from the Board members. Chip made and Roger seconded a **motion to grant subdivision approval for 150 Emerald Drive**. Scott and Jim abstained. The motion **passed**.

34 Colby Road—Josh Robenius

Mr. Robenius presented a sketch of the right-of-way section of Larry Weston's property that accesses William Downes property off of Cub Pond Road. Mr. Robenius said this is a section that Mr. Weston is willing to sell to Mr. Downes.

It was explained that this will be a minor lot line adjustment between Downes and Weston. Lot acreage and frontage will need to be checked to ensure that both lots will still be conforming to current zoning. This will then allow the easement to be removed from the property at 34 Colby Road. A revised plan will need to be drawn for the Colby Road property to show the easement is abandoned. Peter Loughlin may need to review these procedures.

Mr. Robenius said a title company has done some research and cannot find any rules for the road. Language is in everyone's deeds stating they have the right to traverse Cub Pond Road to get to their property.

It was agreed that the abutters for this lot line adjustment will include only those at the beginning of Cub Pond, across the properties that Mr. Downes would travel to his own property. The public hearing can be held on May 11.

Meetinghouse Subdivision

The ZBA met last Tuesday and discussed a motion for rehearing filed by the attorney for Delridge Realty. The motion was denied. Letters will be sent to Mr. Delorey, owner of Delridge, to invite him to discuss the next step to be taken for this subdivision. It was agreed that if the hearing will continue, the Board can pay for renotification.

At 8:20pm, Chip made and Roger seconded a **motion to adjourn**. The motion **passed** unanimously.

Agendas:

April 13, 2017

7:30pm minutes and correspondence

7:40pm a minor site plan review for the property at 15 Main Street, owned by Henry Corey, known as Tax Map and Lot 3-168. Brakes Pro Plus is planning to lease the property.

8:00pm conditional use permit request from Eversource. This is along the existing J147 Transmission line right-of-way between Kingston and Danville.

May 11, 2017

7:30pm minutes and correspondence

7:40pm minor lot line adjustment between William Downes of 26 Cub Pond Road, known as tax map and lot 3-81-1, the Guliana Weston Revocable trust of 86 Colby Road, known as tax map and lot 3-73B, and the Weston Revocable Trust of Cub Pond Road, known as tax map and lot 3-80.