

**PLANNING BOARD DRAFT MINUTES**

**2/9/2023**

PB members present; Ethan McBrien, John Wengler, Mike Blaudschun. Also present; Jon Buschbaum and Bruce Wichland.

The meeting was to order at 7:03 pm.

Returning for the 2nd preliminary review of a proposed boundary line adjustment were Jon Bischbaum, surveyor, and Bruce Wichland. Last months meeting raised concerns on the road frontages for the 2 properties involved in the proposed boundary line adjustment which basically calls for switching the acreage but didn't take into consideration the road frontages. Presently Bruce Wichland has just over 2 acres with 200' of road frontage and Vincent Wichland has 8 acres with 155' and a variance for the additional 5' to bring it to the 160' as required by the Zoning Ordinances. Proposed is for Bruce to have 8 acres and Vincent just over 2 acres. The obstacle is a barn constructed on Bruce's property and keeping it 25' from the property line. The new proposal has Bruce with 8 acres ad 185' of frontage with 160' needed and Vincent with 2 acres and 170' of frontage short of the 200' called for in the Zoning Ordinances. Ethan expressed his concern that Vincent has not been present at the meetings as his property is the one that suffers the loss of value. Bruce explained his father goes to Florida for the winter and with there being no rush for the project to be completed, the final stages can wait until he is back in NH. After much discussion on how or if the frontages for each could be adjusted to be more conforming John Wengler said he wanted to check with the Selectboard and Zoning for their thoughts and if this was something they could approve even if they thought it was the best plan.(Can a BLA create a nonconforming lot) Communication with the surveyor at [jon@envirespectlandservices.com](mailto:jon@envirespectlandservices.com) will take place when there is any news on how to proceed.

John moved to accept the minutes from 9/19/22 and David

- Vote 3-0 in favor

John moved to accept the minutes from 1/12/23. Mike seconded.

- Vote 3-0 in favor

John is questioning how minutes are posted. He would prefer draft minutes be made available in the 5 business day window in the books at the town office and minutes not be posted on the website until they are approved and signed. Checking to see if this meets the requirements of the state.

Discussion on recruits for the election.

Articles 11 & 12 were discussed and revised. Ethan made the motion to send the revised edition to the selectboard for review and comments. Mike seconded.

- Vote 3-0

The meeting was adjourned at 8:47 PM. Respectfully submitted. Karen Castelli, PB Clerk

Dave Bower \_\_\_\_\_ Mike Blaudschun \_\_\_\_\_

Ethan McBrien \_\_\_\_\_ John Wengler \_\_\_\_\_