

PLANNING BOARD MINUTES

November 14, 2013

Meeting called to order at 7:00 pm by Eric Sandberg, Planning Board Chairman

PB members present: Eric S., David Upton, Mike Ledoux, David Bower and Donna Kidd.

October minutes were read, corrected, approved and signed.

New Business: Carlisle Property

Wendy Pelletier, land surveyor, appeared before the board to present possible plans that a property owner is considering. The land in question (110 acres) was divided by the construction of Route 9 in 1994. However, her deed still reads as one parcel. Ms. Pelletier went over the site map with the board. A discussion followed over whether this would be a Boundary Line Adjustment or a subdivision. Article 7.6.1 regarding driveway construction, of the Nelson Zoning Ordinance was read and discussed. ES asked if the property would be further subdivided or sold to an abutter. WP replied that since there is no access that this would not be a building lot, that it would only be sellable to the abutters. ML stated that he thought that the state had caused this situation. ES asked WP to clarify if there is a possible road access with the state. ES will research if this qualifies as a major or minor subdivision. WP will be in touch with the clerk after she speaks to the owner.

John Cucchi asked to appear before the board to present his understanding of the history and current use of Mill Pond Road which runs in front of his house. He also summarized the church parking situation and land issues involving his property by presenting some drawings that he had prepared. The board appreciated JC's overview of this case, in which they may have some involvement in the future. The clerk was directed to start a case file for John Cucchi.

ES reminded the board members that photographs for the Annual Report will possibly be taken at our next meeting.

ML moved to end the meeting, DB seconded

The meeting was adjourned at 8:20

Respectfully submitted

Julia Lennon
Planning Board Clerk

Date signed:

Eric Sandberg, Chairman _____

Mike Ledoux _____

David Bower _____

Donna Kidd _____

David Upton _____