

PLANNING BOARD MINUTES

December 11, 2014

Meeting called to order at 7:02 pm by Eric Sandberg, Planning Board Chairman

PB members present: Eric Sandberg, David Upton, David Bower and Mike Ledoux. Also present were Jack Bradshaw and David Mann.

October minutes were read, amended and approved. November minutes were read and approved.

New Business: Jack Bradshaw boundary line adjustment

Old Business: No old business.

Planning board clerk reported that all certified letters to abutters were signed for and receipts returned. The only person who contacted the clerk asking to see map and clarification was abutter Susan Hansel. She stated she was not against the proposal. The planning board chair, Eric Sandberg reviewed the application and gave preliminary acceptance prior to the meeting. Eric also contacted the LGC, who advised him that what was being presented was legal. Eric was concerned that Nelson Zoning ordinances state that a non buildable lot can't be made into a buildable lot. Mr. Bradshaws surveyor, David Mann, presented the case. Mr. Mann stated that originally there are 3 lots, map 205 lots 31,32,and 33. The proposal is that lot 205-32 would disappear leaving lot 205-31 containing 5.05 acre belonging to Jack Bradshaw and lot 205-33 containing 20 acres would be owned by Winston and Kelly French. Mr. Mann also stated that by making Mr. Bradshaws lot over 5 acres, it would not have to go through state subdivision regulations. Originally there were 2 building lots and there are still 2 building lots so no new building lots are being created. Eric said he classifies as a minor subdivision so the board can act without a public hearing. Eric stated the known facts are that the procedure is fine per the LGC, it is not creating any additional building lot and it can be voted on. Mike Ledoux made a motion to accept as presented. David Bower seconded and all voted to approve. Dave Upton attended a joint meeting of the agricultural and conservation commissions. The topic was sustainable economy in Nelson. Dave Upton said he will try to get meetings on the 4th Thursday so all planning board members can attend. All planning board members were asked to write a paper and submit to Dave Upton.

Mike Ledoux made motion to adjourn the meeting at 7:46 pm. Dave Upton seconded.

Next meeting January 8, 2015.

Respectfully submitted

Karen Castelli
Planning Board Clerk

Date signed:

Eric Sandberg, Chairman _____

Mike Ledoux _____

David Bower _____

Donna Kidd _____

David Upton _____