

PLANNING BOARD MINUTES

April 13, 2017

Meeting called to order at 7:16 pm

PB members present: Jeff Taylor, Dave Upton and Mary Cornog.

Also present were Wendy Pelletier, Carol and Tom Newcombe, Logan and Maureen Lord and Jeremy Wilson .

Mary made the motion to make Jeff the chair and David seconded. Vote 2-0 Dave made the motion to make Mary the co-chair and Jeff seconded. Vote 2-0.

Minutes from previous meeting were read, approved and signed.

Public hearing opened for Newcombe/Leger at 7:20pm

- Wendy Pelletier, surveyor and agent for the Newcombes, and Tom Newcombe presented the information for a 6' by 10' boundary line adjustment between 701 and 703 Granite Lake Rd to give 703 Granite Lake Rd ownership of the entire retaining wall built over the property line in error prior to town regulations in 1986. No abutters were present.

This public hearing was closed at 7:30 pm

- Mary made the motion to accept the application as presented. Dave seconded. Mary called for a vote. Vote was 3-0 in favor of accepting the application as presented. Mary made the motion to grant the boundary line adjustment and Dave seconded . Vote to grant the boundary line adjustment as stated in the above paragraph was 3-0 in favor.

Public hearing opened for Lord/Harris Center at 7:35 pm

- Wendy Pelletier, surveyor and agent Maureen Lord, presented the information for a boundary line adjustment. The adjustment would give Lord 50' of road frontage presently owned by the Harris Center for Conservation to eliminate an existing easement. No abutters were present.

This public hearing was closed at 7:45 pm

- Mary made the motion to accept the application as presented. Dave seconded. Mary called for a vote to accept the application. Vote 3-0 in favor of accepting the application as presented. Mary made the motion to grant the boundary line adjustment to give Lord the property that is currently an easement on the property owned by the Harris Center. Dave seconded and the boundary line adjustment was granted by a 3-0 vote in favor.

Continuation of Planning Board Meeting at 7:50 pm

- Old Business: Discussion on FirstNet Telecom questions. Jeff stated if they are building a tower they would need to go to the selectmen for a building permit. They would need to go to ZBA for commercial use. If adding to existing tower it would be different. Discuss with Edie.
- New Business: Send copies of mortgage form for lot mergers I made up to all Planning Board members for further discussion next meeting.
- Start to collect from surrounding towns what changes they made to their zoning ordinances to accommodate the new accessory dwelling unit law for further discussion.
- Agenda for next meeting needs to include discussion on designating a set amount of time for work on Master Plan each meeting.

Meeting was adjourned at 8:30 PM

Respectfully submitted,

Karen Castelli, Planning Board Clerk

Date signed:

Jeff Taylor,Chairman_____

David Upton _____

David Bower_____

Mary Cornog_____

Duane Schillemat_____