

Town of Nelson, New Hampshire

PLANNING BOARD MINUTES

9/16/2021

Meeting called to order at 7:03 pm

PB members present: Mary Cornog, Dave Bower, Gordon Peery and Ethan McBrien

The first order of business was to approve the minutes from the previous minutes, slightly revised after discussion

- Vote was 4-0 in favor

Gordon asked for a brief introduction from each member. Members talked briefly about how they came to Nelson, and what attributes, including their professional experience, might contribute to Planning Board activities.

Gordon reviewed his conversation with the towns' attorney on boundary line adjustments. The question was, if there was a restriction against further subdivision, could a BLA be exempt from that restriction IF it did not create the potential for any more dwelling units.

Gary felt that would be a valid exemption.

David challenged this on the basis that in the example we were looking at, a lot which was previously restricted from ANY building would become a building lot by virtue of now including a house, even though that house had already been established. David's point is valid, but it would not prevent the PB from considering this. Rather, it would be a point of discussion in considering the application.

Next item on the agenda was to review the Planning Board Policy Book. In reviewing it was noted that a vice-chair had not been nominated. Dave nominated Ethan as the vice-chair. Mary seconded.

- Vote 4-0 in favor

Trying to keep the meeting to around an hour Gordon asked the members to review the rest of the policy book before the next meeting on October 14 starting with page 2- Applications for Subdivision and Site Plan Review.

Dave B to take minutes on October 14 as Karen will be out of town on that day.

Dave Bower made the motion to adjourn the meeting at 8:05pm. Ethan seconded.

- Vote was 4-0 in favor

Respectfully submitted, Karen Castelli, Planning Board Clerk

Date signed:

Gordon Peery _____

Dave Bower _____

Ethan McBrien _____

Mary Cornog _____