

**PLANNING/ZBA BOARD JOINT MEETING DRAFT MINUTES**

**3/9/2023**

PB members present; Ethan McBrien, John Wengler, Mike Blaudschun. Also present; Barry Bush, John Bafundi and Joe Dibenardo. Present from the Zoning Board were Robert Roland, Bill Dunn, Amanda Bedard and Keenan Blanchard.

The meeting was to order at 7:03 pm.

Barry Bush, [setter12@msn.com](mailto:setter12@msn.com) 802-380-2892, was present to represent a proposed subdivision for Van Hertel's property on Granite Lake Rd, map-lot-sub, 006-096-000. The proposal is to subdivide the 51 acre lot into 3 lots of approximately 25.7, 14 and 12 acres. The property has 1200' of road frontage on Granite Lake Rd and 900' of road frontage on Conrad Rd. The board saw no problem with the proposal and the application was submitted to be heard at the April meeting.

John Debanardo, surveyor for Dorothy Iselin, was present to present her proposed subdivision at 511 Apple Hill Rd. The proposal is for Lot 1 to have 3.07 acres on one side of Apple Hill Rd and 8.2 acres on the other side of Apple Hill Rd for a total of 11.287 acres. Lot 2 would consist of 17.37 acres with 765' of road frontage. Lot 3 13.2 acres with 346' of road frontage and lot 4 with 22.92 acres and 359' of road frontage. The municipal association was contacted regarding the lot being split by the road and they informed the clerk that the road is actually an easement on the owners property so the proposal was fine. The board saw no problem with the plan as presented. Dorothy will attend to the application and payment when she returns to town to hopefully be included at the next meeting as well.

The Zoning board was present to discuss amendments to Article's 11&12 to be voted on at next town election in 2024. John said he was hoping to be able to have the Planning Board vote the final plan at the next meeting and hold the necessary public hearings in December to be ready for a vote in March. He was hoping the boards could make any changes necessary tonight and he would sent to NWRPC for their approval. Robert had many questions and started with 11.2 and stated wetlands should not be calculated and lot size needed to be clarified. A poll of the members all agreed there should be a minimum lot size for this type of subdivision but the acreage varied among the group. There were also questions on the site-inspector which led to a lengthy discussion and the conclusion that it should be eliminated. After much discussion, and not getting through all of what is being proposed, it was concluded more work needed to be done on these articles. It was voted on and approved by the ZBA to use the same minutes for both boards.

John moved to accept the minutes from 2/9/23. Ethan seconded.

- Vote 3-0 in favor

The meeting was adjourned at 9:05 PM. Respectfully submitted. Karen Castelli, PB Clerk

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

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