**PLANNING BOARD DRAFT MINUTES**

**5/11/2023**

PB members present; John Wengler, Mike Blaudschun, Mike French and new alternate Mike Ezell. Also present; Jed West, Dorothy Iselin and Ron and Ellen Levy.

 The meeting was to order at 7:03 pm.

John made the motion to appoint Mike Ezell as an alternate to the Planning Board. Mike French seconded.

* Vote was 3-0 in favor of appointing Mike Ezell as a Planning Board Alternate

Since 2 board members were absent John made the motion for Mike Ezell to sit as an alternate on the board for the hearing. Mike B seconded.

* Vote was 3-0 to have Mike Ezell sit on the board for the hearing.

 **HEARING FOR DOROTHY ISELIN SUBDIVISION OPENED AT 7:15 PM**

John Wengler read the subdivision application and moved to accept the application as complete. Mike B seconded.

* Vote was 4-0 in favor of accepting the application

Karen explained that a voluntary merger was recorded at the registry to bring the 2 lots being combined for the subdivisions together. Jeb presented the case for subdividing 64.78 acres into 4 lots as follows:

 Lot 1 11,27 acres with 486 and 544 ft of road frontage

 Lot 2 17.37 acres with 765.29 ft of road frontage

 Lot 3 19.77 acres with 250 ft of road frontage

 Lot 4 16.37 acres with 455-77 ft of road frontage

Mike B commented that Lot 1 may come out of current use if more than 1.22 acres was or ever was to be cleared. He asked why with so much acreage that lot wasn’t made a little bigger. Jeb said as of now the lot would have 10 acres to stay in current use and they were trying to keep the rock walls as boundaries for clarity. Mike cautioned Dorothy to think about the consequences and maybe change one of the boundaries. Dorothy said she wanted to make sure this project was executed perfectly for her heirs and would go over the possible options for moving the boundary with her surveyor. The abutters asked Jeb and Dorothy where they thought the best place for possible development of the lots would be. Jeb explained the layout of the lots and where he thought the most obvious places for development were located. Dorothy stated her intensions are not to see more than one dwelling per lot.

 **It was agreed the hearing would be continued until the next meeting on June 8th 2023 at 7pm**

 **THE PUBLIC HEARING ENDED AT 7:35 pm**.

 First order of business was to vote a chair into office. Mike B made the motion that John W continue as chair. Mike Ezell seconded.

* . Vote 4-0 in favor of John Wengler as chair.

John made the motion that Ethan remain vice-chair. Mike B seconded.

* Vote 4-0 in favor of Ethan as vice chair

Dave Bower agreed to fill the one-year vacant term on the board. John made the motion to accept Dave Bower to fill the position. Mike B seconded.

* Vote 4-0 in favor of Dave filling the vacant one year term on the board.

John presented his revisions to Zoning Articles 11 & 12. After review and discussion an amendment of 2 acres of **buildable** land was to be added per the RSA and add a **Mylar to 11.5.**

Previous minutes were read, approved and signed.

The meeting was adjourned at 8:04 PM. Respectfully submitted.

 Karen Castelli, PB Clerk

 John Wengler\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Mike Blaudschun\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Ethan McBrien\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Mike French\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Mike Ezell {A}\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ David Bower \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_