

Town of Nelson Planning Board - DRAFT MINUTES  
4/13/23  
7:00PM

Members / alternates present: Ethan McBrien, John Wengler, Mike Blaudschun, Mike French  
Also in attendance Dave Bower (to be nominated to fill 1-year open position) and Mike Ezell (to be nominated as Alternate.).

The meeting began with public hearings on the following subdivisions:

1).

Owner: Van Hertel, represented by Barry Bush and John Bafundi

Location: Granite Lake Rd, map-lot-sub, 006-096-000.

Subdivision details: 51 to be divided into 3 parcels

- Lot 96 (12.71 acres)
- Lot 96-1 (16.51 acres)
- Lot 96-2 (22.49 acres)

Road Frontage: 1200' on Granite Lake Rd and 900' of road frontage on Conrad Rd.

On behalf of Van Hertel, Barry Bush and John Bafundi presented the plat and application for this subdivision. The board inquired about the location of the driveway permits, all three of which are on Granite Lake Rd as approved by town road agent, Mike Tarr. The forum was then opened to all abutters present.

Abutter Richard Sullivan asked to see the plat and upon review raised no objections. Next, abutter Ralph Walter asked if driveways would be cut on Conrad Rd. As all driveway permits are located on Granite Lake Rd, Mr. Walter raised no objections. With no further public inquiries, the public forum was closed.

Next, Ethan made a motion to accept the application. Finding the application complete and the plat in compliance with the Zoning Ordinance the board voted to approve this subdivision 3-0 with 1 abstaining.

The mylar version of this subdivision was not made available by Barry Bush and John Bafundi. Arrangements were made to deliver it to the town office the week of the 16th. At which point, Planning Board chair, John Wengler, will sign and complete this order of business.

2).

Owner: Matt Batis

Location: lot 92 Granite Lake Rd.

Subdivision details: 21.34 acres divided in 2

- Lot 1 (15 acres) with 101' road frontage
- Lot 2 (6.34 acres) with 180' road frontage

Matt Batis and surveyor Russ Huntley presented a plat and application for this subdivision. Having had no preliminary review, the board studied the plat, inquired about intent, topographic features and driveway permits. The forum was then opened to the public. There were no abutters present. Dave Bower (serving as a civilian) then asked to see the plat and mentioned how potential buildings could be subject to shoreline setbacks. With no further civilian inquiries, the public forum was closed.

Next, Mike Blaudschun made a motion to accept the application. Finding the application complete and the plat in compliance with the Zoning Ordinance the board voted to approve this subdivision 4-0.

The public hearings on applications were thus concluded.

Next, the board welcomed Mike French as its newest town elected official and voted to nominate Mike Ezell to the Select Board, to serve as an alternate. The board also voted to recommend Dave Bower to the Select Board to fill the remaining 1 year Planning Board vacancy.

Next, the board voted to approve the minutes from the March meeting.

Then, a brief discussion on Zoning Ordinance Article 11 ensued. New members were apprised of the current revision project. This conversation was interrupted by the entrance of Sandy Ferguson, an abutter of lot 92 owned by Matt Batis. Although the hearing was closed, chair John Wengler welcomed Mrs. Ferguson's input on the newly approved subdivision. Mrs. Ferguson then voiced concerns about how future developments could impact runoff / erosion. The board appreciated this insight from a long term dweller and acknowledged the importance of walking the landscape prior to creating more buildable parcels.

Discussion of Article 11 resumed. John Wengler presented a very useful analysis illustrating how surrounding towns have utilized alternative subdivisions articles. After reviewing, the board agreed our next draft will be titled "Conservation Subdivisions", be roughly ½ page in length, convey no minimum acreage requirement and express how the ruling and details of one approved conservation subdivision do not serve as precedent for another. John is in contact with Southwest Regional Planning Association and will get their input on our next draft.

More conversation regarding the specific topography of parcels ensued. The board agreed to return to this subject at their May meeting.

Mike B. made a motion to adjourn, John seconded at 8:54PM.

Respectively submitted,

Ethan McBrien

