

Present: Edwin Rowehl, ex officio; Robert Watterson; Judith Pratt, Chairman; David Essex; Rod Zwirner.

The Chairman opened the meeting at 7:00 P.M. She took up the matter of a letter from the State of N.H. Department of Highways and Bridges relative to the replacement of the temporary bridge over the North Branch River at Lovern's Mill Road, this letter was for the Board's information and no action was necessary.

Robert Cloutier met with the Board to discuss the swap of land between Frank and Lillian Watterson and Cloutier et al. Robert Watterson stepped down from the Board as he felt that his position on the Board was in conflict with the discussion. Cloutier presented the plan for the proposal. It was determined that there should be two applications which can be acted upon on the same night. Bob Cloutier asked that the Board consider the annexation of land to Watterson and Bob Watterson representing his parents requested the annexation of land from Watterson to Cloutier. Cloutier stated that the deeds have been drawn up and will be made available to the Board. Public Hearing scheduled for June 22, 1989. Cloutier asked about the procedure to be used in determining the number of dwelling units for a given lot. They discussed the procedure for clustering as opposed to conventional house lots. The Board discussed the intention of the new zoning ordinance as it applies in this case.

Robert Watterson rejoined the Board for the matter of Robert Lowell. Mr. Lowell has recieved a piece of land from Mary and David Plumpton without the benefit of a subdivision. He purchased the house and lot first and at a later date purchased 10 acres on another lot, under a purchase and sales agreement the Chair informed him that a plan of the lot will be necessary and outlined the procedure for a subdivision. This lot is in the Rural Conservation District.

Judith Pratt, Chairman, reported on her conversation with Attorney Silas Little in regard to the Hyland Property. Little is of the opinion that the subdivision could not be granted on the contingency that the building be taken down. Little said that this is not a concern unless the building is within the setbacks of the proposed road.

Robert Watterson asked why Mike Oldershaw is not sitting on the Board. Ed Rowehl said that they have sent him a letter telling him that his term is over and if he wishes to be considered he should contact the Selectmen's Office. There was some discussion about the letter. The Chair expressed the opinion that Oldershaw is a valued member of the Board. Rowehl said that it is the Selectmen's Office policy to interview all potential members to the Board.

Robert Waterson said that he feels that Mike Oldershaw should still be on the Board and that his reappointment should be automatic. Essex asked about the rationale behind the Board of Selectmen's policy. Rowehl stated that this policy is to be consistent with the policy of the Selectmen's Office and it will be discussed at the next Selectmen's Meeting. Watterson asked if Oldershaw has done something that would be cause the Selectmen to oppose his reappointment. Rod Zwirner stated that as of the twelfth Mike Oldershaw had not received his letter. Bob Watterson wanted to inform the Selectmen that while the Building across the street is dangerous, at White Birch Point there are some old buildings that are falling down and should be taken care of as they are hazardous.

The Board took up the matter of the minutes of May 11, 1989. Bob Watterson amended the word "private" as it pertains to the road on the Hyland property to Proposed. It was noted that Judith Pratt will also be attending the Governor's Conference. David Essex moved to accept the minutes as amended. Second Rod Zwirner. So moved.

Judith Pratt presented the Board with a clean copy of the proposed Site Plan Review for the Board's perusal.

David Cutter representing C&S Realty presented their proposal for the Hyland property. Cutter asked about annexation and subdivision. There was some discussion about the possibility of making the subdivision contingent upon the building being taken down. There was some argument about the possibility of holding both a subdivision hearing and an annexation on the same night. Cutter stated that he needs a public hearing for the subdivision with the contingency that the building be taken down. After much discussion about the time frame for scheduling a Public Hearing the consensus of the Board was to schedule it for June 8, 1989 at 8:00 P.M. As a result of this discussion the time for the Watterson Cloutier hearing was also scheduled for June 8, 1989. The Board held a discussion about the proposed density in the cluster subdivision proposed by Robert Cloutier, et al. The Board discussed the procedure to be used to determine the number of lots allowed. Watterson was of the opinion that this is not clearly stated in the Zoning Ordinance. The Chair suggested that the Board review the Ordinance. It was pointed out that the intent of the Ordinance was that 40% of the dwelling units could be multi family dwellings. The Ordinance refers to dwelling units not land area.

Meeting adjourned at 9:00 P.M.

Respectfully submitted,
Barbara Elia, secretary