



# Planning Board

## Minutes

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| <b>Date:</b>     | Wed, August 29, 2012   |
| <b>Time:</b>     | 7:30 pm  |
| <b>Location:</b> | Town Hall 663 Main Street  |
| <b>Present:</b>  | Doug Storey, Jonathan Keep, John Karlon, Mark Duggan, and James Owen (arrived at 8:00pm)<br>Town Planner Jennifer Burney<br>Not Present: Marc Gautreau |

### General Business 7:30 pm

| Time | Description |
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| Time    | Description  |
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| 7:30 pm | <p>1. <b>Century Mill Estates</b> - Developer Andy Bendetson request to release lots from the covenant &amp; establish surety</p> <p>CME Lot Release - Andy Bendetson</p> <p>Requesting release of 11 lots (Lot 55A was previously released for owner Bob Cimon).</p> <p>None of lot releases are in the NHESP area of concern. Old plan shows lot 60 that was the area of concern. The board feels they do not deal with NHESP and is a conservation concern and feels satisfied that conservation has power to review this during the building permit process.</p> <p>Planning Board concerned about cost of legal fees in reviewing lot as surety. Mutually agreed upon that Andy Bendetson would pay legal fees related to review. Also any lots being held cannot be the affordable lots. Board wants to know what legal counsel would charge.</p> <p>Mr. Bendetson requesting 11 lots – John Karlon wants to know if Andy is picking up bond for 55A - Lots 21A, 22A and 48 A are spec houses and other lots are 49A, 52A, 57A, 61A, 62A, 60A, and 55A (Mr. Cimon already released and posted bond) and 56A owned by Christie Sulkoski &amp; Kevin Coleman who have signed onto the covenant.</p> <p>Electric should be live per Mr. Bendetson in a couple of weeks. Doug Storey stated that he would like to have lighting discussion at a future meeting w/Police chief and developer to decide if lights are necessary.</p> <p><i>A motion was made by Doug Storey, seconded by Mark Duggan to release 10 lots (21A, 22A, 48 A, 49A, 52A, 57A, 61A, 62A, 60A, and 56A) subject to sufficient adequate surety \$8,855 per lot and that conservation is satisfied in regards to Natural Heritage before release of building permits.</i><br/> <i>Vote: 4/0/0</i></p> <p><i>A motion was made by Doug Storey, seconded by Mark Duggan to accept a lot within the 22 developed phase that has paved road, water &amp; services to it and is a saleable lot and accept that deed subject to counsel reviewing form of documentation &amp; developer will pay legal costs for town counsels review and any future changes legal costs and amount based on fair market value. Conditioned on Jonathan Keep reviewing lot and okaying it to go to town counsel</i><br/> <i>Vote: 4/0/0</i></p> <p>A motion was made by Mark Duggan, seconded by John Karlon authorizing Chairman, Jonathan Keep to endorse the covenant on behalf of the Board. Jonathan Keep will come in on Thursday.</p> <p>Need to okay that Mr. Bendetson’ lawyer can call Town counsel directly to discuss putting up a lot as escrow. Mr. Bendetson agrees to pay for any associated legal fees.</p> <p>Mr. Bendetson stated that he will provide cash for first 4 lots (including Mr. Cimon)</p> <p>Board stated that the lot to be used as surety must have pavement. Mr. Bendetson said he is not prepared to do this now.</p> <p>James Owen entered at this point in the meeting and recused himself as an abutter.</p> <p>Mark Rhodes present with an ANR for 57A (Marks house) and 62A a future spec house. Did lot line change for greater width for 57B to site house. Meets all regulations. Lot shape etc.</p> <p><i>A motion was made by Doug Storey, seconded by John Karlon to approve lot line changes for 57A which will become 57B and 62A which will become 62B.</i><br/> <i>Vote: 4/0/0</i></p> <p><i>A motion was made by Doug Storey, seconded by Mark Duggan to release lot 57B and 62B from the covenant and subject previous covenant release vote.</i><br/> <i>4/0/0</i></p> <p>Mark Rhodes will revise the covenants for 57A &amp; 62A correcting it to 57B and 62B</p> <p>2. <b>Village overlay district discussion</b></p> <p>Jonathan Keep stated that he would like to see plans for conservation, transportation &amp; village overlay provided by Consultant</p> <p><i>A motion was made by Mark Duggan, seconded by John Karlon to support a grant application for MAPC</i><br/> <i>3/2/0</i></p> <p>Planning Board would like the Board of Selectmen to go after this grant and would like to keep discussing the bigger vision and a group formed to work on this made up of various boards such as board of selectmen, conservation, planning board, conservation and general public. Jonathan Keep stated that he would like to see visuals.</p> |

| Time           | Description |
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| <b>Hearing</b> |             |
|                | none        |

**Other Business**

| Time | Description |
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*Submitted by Jennifer Burney, Town Planner*