

MINUTES OF THE MEETING
PLANNING BOARD
December 19, 2012
7:00 PM

MEMBERS PRESENT: Robert Smith, Chairman; Robert Moynihan; Kevin Crawford; Dave Cedarholm, Selectmen's Rep and Ed Bannister.

OTHERS PRESENT: Allan Dennis, CEO; Caren Rossi, Secretary; Sabrina Heine; and Norman Heine.

- An application for a Lot Line Adjustment between Norman & Sabrina Heine and Patricia Vallee. Properties are located on Stepping Stones Road and Turtle Pond Road and are known as Lee Tax Map #08-04-0900 Lee Tax Map#08-04-0600. This is an application acceptance hearing and possible final hearing.

Sabrina Heine presented the proposed Lot Line Adjustment plan. She explained that she is purchasing the additional land from their abutter to have pasture land for their horses. She has gone to the ZBA and received an approval to cross the wet soils to access the uplands. The barn will be constructed on their current site and not on the new property. Possibly a run in type shed will be built in the future on the newly acquired land. She reminded the Board she came before them a few months previous on a conceptual to put in another driveway to access the barn. To put the driveway in she has to cut a few trees and it's on a scenic road. Randy Stevens and Allan Dennis have both been out to the site and approve the curb cut.

The Board discussed the application. The following items need to be changed/added on the plan.

- 1.) All wet soils setbacks are 75 feet not 50 feet.
- 2.) Delete "Parcel A" and the lines below it.
- 3.) Add book and pages to all abutters
- 4.) Add the special exception information to the plan on the notes section. (Attached)
- 5.) On the Heine lot where it says "Lot Line to be relocated" Please change to "Lot Line to be eliminated"
- 6.) Please change the iron rod to the following "Capped Iron Road to be Set"
- 7.) Add the second access location to the plan.

No public comment.

Bob Moynihan made a motion to accept the application.

Ed Bannister second.

Vote: all

Bob Moynihan made a motion to approve the request for the lot line adjustment. Subject to following changes/additions to the plan.

- 1.) All wet soils setbacks are 75 feet not 50 feet.
- 2.) Delete "Parcel A" and the lines below it.
- 3.) Add book and pages to all abutters
- 4.) Add the special exception information to the plan on the notes section. (Attached)
- 5.) On the Heine lot where it says "Lot Line to be relocated" Please change to "Lot Line to be eliminated"
- 6.) Please change the iron rod to the following "Capped Iron Road to be Set"
- 7.) Add the second access location to the plan.

Ed Bannister second.

Vote: all motion carried

The Board discussed the second access. They had no issues with it.

Ed Bannister made a motion to allow the applicant to have the second access.

Bob Moynihan second.

Vote: all, motion carried

- A public hearing as provided under RSA 231:157 & 231:158 for the cutting/trimming of trees on a scenic road, Stepping Stones Rd to access a parcel owned by Norman & Sabrina Heine. Parcel is known as Lee Tax #08-04-0600.

The Board discussed cutting of the trees for the access, they had no issues.

No public comment.

Kevin Crawford made a motion to grant the cutting of the trees as needed for sight distance for the additional curb cut.

Dave Cedarholm second.

Vote: all, motion carried.

-Work Session

Discuss the following Zoning Ordinance Amendment

**ARTICLE XXII
ZONING BOARD OF ADJUSTMENT**

Pursuant to New Hampshire RSA 673; Local Land Use Boards, the Zoning Board of Adjustment shall consist of five (5) members and three (3) (*proposed four (4)*) alternates appointed by the Board of Selectmen to serve for three (3) year terms. The Zoning Board of Adjustment shall have the following powers:

Allan Dennis explained that Zoning Board Chairman Jim Banks has asked that we make this change as it is difficult to get a full board to sit on a Zoning Board hearing. In reviewing the statute, he feels there can be up to 5 alternate members, not four. He will look into this further and have it posted for the public hearing in January.

The Board agreed to propose the change.

Check Sheet-

Bob Smith, Chairman reviewed the check list with the Board that was done in November. He will make the few changes and email them out to the Board members for review.

MINUTES TRANSCRIBED BY:

Caren Rossi, Secretary

MINUTES APPROVED BY:

Robert Smith, Chairman

Edward Bannister

Dave Cedarholm, Selectmen's Rep

Kevin Crawford

Robert Moynihan