

**TOWN OF LYNDEBOROUGH  
PLANNING BOARD MEETING MINUTES  
DECEMBER 16, 2010**

**MEMBERS PRESENT:** Chairman Tom Chrisenton, Vice Chair Bret Mader, Bob Rogers, Mike Decubellis, Larry Larouche, Selectmen's Representative Arnie Byam and Alternates Bill Ball and Julie Zebuhr

Tom Chrisenton began the meeting at 7:30 p.m.

**INFORMATION:**

**Roger Lee C. Williams, Maiers Road & Gulf Road; Map 218-003, 005, 006; to discuss the Class V/Class VI designation of Maiers Road; RL I**

This item was cancelled by Mr. Williams who sent an e-mail on December 14<sup>th</sup> canceling this meeting. He will reschedule at a future date.

**Christopher Brown; Putnam Hill Road; Map 232-046; to discuss proposed construction of a duplex residence; RL I**

Present: Christopher Brown

T. Chrisenton told the Board that Mr. Brown was present for a site plan review for a proposed duplex on Putnam Hill Road. He added that Mr. Brown appeared before the ZBA on December 14<sup>th</sup> where he met the criteria for a special exception.

Mr. Brown demonstrated the location of the proposed two-family dwelling (Lot 232-046) on the site plan, a stone bound area having a common driveway. The entrances to the structure will be placed on each gable end so that there will be sufficient space for parking. The lot size is five acres with more than the required 500 ft. of road frontage on Putnam Hill Road.

B. Rogers noted that there appeared to be adequate space for a septic system.

T. Chrisenton added that a septic design plan was presented to the ZBA.

At this time, B. Rogers made a **motion to approve the construction of a duplex on Lot 232-046.**

L. Larouche seconded the motion and the vote in favor of approval was unanimous.

**OLD BUSINESS:**

**Mason/Arsenault driveway issue; Forest Rd.; Map 239-085; Village District**

Because of a driveway issue which was brought up at the November 18<sup>th</sup> meeting, the Board reviewed the site plan and the minutes from the last meeting for the Michael & Susan Arsenault subdivision which was approved in 2007. Part of that approval was a condition which required the closure of an existing driveway to the Arsenault residence after the construction of the new Mason residence and a new common driveway for access to both residences.

B. Ball read the following from the minutes of the June 2007 meeting: **“Robert Todd demonstrated the new site plan, a new common driveway to be developed by Robert Mason which would serve both the existing residence and the new building lot. Mr. Todd told the**

**Board that corrections had been made to the boundary issues and the driveway permit had been issued by the Department of Transportation. He added that the existing driveway will be terminated as a condition of the DOT permit. It will be blocked with stones, trees or fencing to keep the driveway from being utilized.”**

T. Chrisenton summarized that the DOT requested only one curb cut and required that the existing curb cut be closed. M. Decubellis asked whether that information was noted on the site plan. T. Chrisenton read the following from Note #15 on the site plan: **“N. H. DOT permit #006-279-07 dated 1/29/07 is valid for the proposed common driveway shown hereon.”** T. Chrisenton stated that this is not an issue for the Planning Board but rather an enforcement issue for the Board of Selectmen. The Board agreed and a copy of the minutes was given to Arnie Byam, the Selectmen’s representative. The Board also agreed with A. Byam that the Dept. of Transportation should be notified of this situation.

B. Ball asked whether a complaint had been issued and had the owner been made aware of this concern. B. Rogers made a suggestion that the BOS send a letter along with a copy of the minutes to the Arsenaults asking them to address this issue. M. Decubellis also suggested finding out whether an occupancy permit had been issued for the new residence because no one knew if the construction had been completed.

**NEW BUSINESS:**

**Work sessions**

B. Rogers explained that work sessions were started because of there were too many items for discussion at just one meeting. Presently, the amount of business to be discussed has diminished; therefore B. Rogers made a **motion to cancel work sessions until the work load increases.** B. Ball seconded the motion and the vote in favor was unanimous.

**MINUTES:**

**Review of minutes for November 18, 2010**

B. Rogers made a **motion to accept the minutes of November 18, 2010, as written.** B. Ball seconded the motion. The vote in favor of acceptance was unanimous.

**ADJOURNMENT:**

L. Larouche made a **motion to adjourn the meeting at 7:45 p.m.** B. Rogers seconded the motion. The vote in favor of adjournment was unanimous.

The next meeting will be held on Thursday, January 20th at 7:30 p.m.

Pauline Ball  
Clerk

**Approved by the Planning Board on January 20, 2011**