

**TOWN OF LYNDEBOROUGH  
PLANNING BOARD MEETING MINUTES  
January 19, 2012  
7:25 p.m.**

**MEMBERS PRESENT:** Vice Chair Mike Decubellis, Bob Rogers, Tom Christenton, Julie Zebuhr and Alternates Bill Ball and Steve Brown

Vice Chairman Mike Decubellis presided over the meeting and changed the order of the agenda.

**NEW BUSINESS:**

**Road Agent Kent Perry; to discuss the removal of trees on Dutton and Schoolhouse Roads**

Road Agent Kent Perry told the Board that it is his intention to remove some trees on Dutton and Schoolhouse Roads which he thought were designated scenic roads. After reviewing the list of Scenic Roads, it was determined that only Dutton Road had that designation. He asked that one of the board members accompany him so that he could show the selected trees to be taken down on Dutton Road. Some of the trees are decayed but others have grown out into the road and are causing problems when plowing. B. Ball said that he would accompany RA Perry and asked when he planned on taking the trees down. RA Perry replied that he plans on waiting until spring and would call him to set up a time.

It was noted that Arnie Byam and Larry Larouche had joined the meeting.

**OLD BUSINESS:**

**(1) Roger C. Williams; Maier Road; Map 218 Lots 003, 005 & 006; to discuss the delineation of three lots; RL 1**

Present: **Heather Stickney representing Roger C. Williams**

Ms. Stickney presented a copy of the conceptual site plan of Mr. Williams' property which demonstrated a lot line adjustment of the three lots of record. Each lot has five acres and at least 500 ft. of road frontage. She explained the following:

- Lot 218-3 has 5 acres and 500 ft. of road frontage on Gulf Road
- Lot 218-6 (previously 2.85 acres) has 500 ft. of road frontage on Maiers Road and increases in size to 5 acres by adding 2.15 acres from across the street

- Lot 218-5 (previously 9.04 acres) has 499 ft. of road frontage on Gulf Road plus 90 ft. of road frontage on Maiers Road and increases in size to 10.12 acres by adding 1.08 acres across the street

B. Ball asked Ms. Stickney to repeat the frontage for Lot 218-5. She responded that there was 499 on Gulf Road and 90 on Maiers Road. B. Ball clarified that the proposed lot was under 500 ft. of road frontage on both roads. Ms. Stickney answered that Mr. Williams was assured by a member of the Planning Board that as long as the lot exceeded 500 ft. of frontage it did not matter if the frontage was on the same road or not. The Board agreed that this was a lot line adjustment and not a subdivision and Mr. Williams is not making the lot more non-conforming than it was before. Ms. Stickney asked what the next step in the process would entail. T. Chrisenton said that a certified land surveyor must stamp the site plan before the Board can give its approval. B. Ball was still confused about the road frontage requirement. Arnie Byam explained that this proposal was for a lot line adjustment and Mr. Williams is making the lots more conforming than they were before by moving the lot lines around. T. Chrisenton said that the road frontage does not apply because the parcels are lots of record. B. Rogers said that the three lots have more than sufficient road frontage on both roads.

M. Decubellis asked if the division of Maiers Road from Class VI to Class V was depicted on the site plan. In reviewing the site plan, it was determined that it was marked.

M. Decubellis asked whether a note should be placed on the site plan to denote that these lots separated by the road do not create a subdivision. The Board agreed that it would be a good idea.

T. Chrisenton made a **motion to include that reference on the site plan**. B. Rogers seconded the motion. The vote in favor of the reference was unanimous.

Ms. Stickney asked the Board to clarify the language. It was stated that a note with the following language be added to the site plan:

**Lots 218-5 and 218-6 that straddle Maiers Road shall each remain as one lot and not sold separately without subdivision approval.**

Clerk Pauline Ball reminded the Board that a list of abutters will be needed so that they could be notified by regular mail that this proposal will be discussed at the next meeting. She also said that copies of all three deeds must be submitted, as well.

**(2) Granite State Concrete Co. Inc.; Conditions of Approval and Renewal Permit**

Clerk Pauline Ball told the Board that she had received all the outstanding documents in the completion of Granite States renewal permit application. This included the payment of the invoice for the independent review completed by Weston & Sampson as well as

the Standby Letter of Credit from TD Bank. She asked Chairman Decubellis to sign the five-year renewal permit which will expire on November 21, 2016.

**MINUTES:**

**Review of minutes for December 15, 2011**

B. Rogers made a **motion to accept the minutes of December 15, 2011, as written.**  
T. Chrisenton seconded the motion. The vote in favor of acceptance was unanimous.

**OTHER ITEMS NOT ON THE AGENDA:**

**Wind Farms**

Julie Zebuhr said that she has gathered a lot of information on wind farms but has not had time to review it. She asked to be placed on the February agenda for discussion of this issue. T. Chrisenton added that the legislature is looking into upgrading the site plan review on projects, such as this. He suggested waiting to see what they do before addressing this issue.

**ADJOURNMENT:**

B. Rogers made a **motion to adjourn the meeting at 7:50 p.m.** T. Chrisenton seconded the motion and the vote in favor of adjournment was unanimous.

The next meeting will be held on Thursday, February 16th at 7:30 p.m.

Pauline Ball  
Clerk

**Approved by the Planning Board on March 15, 2012**