

Planning Board Minutes
April 17, 2014
Final

Members present: Chairman Larry Larouche, Tom Chrisenton, Bob Rogers, Mike Decubellis, and Steve Brown.

Paul Best sat in on the meeting and is interested in the opened alternate position.

Meeting called to order at 7:30pm.

Phil and Virginia Brooks – Subdivision

Map 204, Lot 9 – Pettingill Hill Road

Mr. Chrisenton, who is also a ZBA member, provided information the Planning Board of that the ZBA approved subject the subject to conditions. Ravenscroft applied for a building permit in July 1974. At Town Meeting 1974 in March, the town increased zoning regulations to: two acre and 250 feet of road frontage, so that is the zoning requirements the ZBA conditions will approve.

It was discussed to designate part of the driveway and frontage could come off the driveway. A 50 foot right of way and a 75 foot driveway were discussed.

Mr. Brooks was informed to add a note on the plan that the road can be be dedicated to town, if town so desires to adopt it at town meeting

Intent to Excavate Renewal
New Spartan/Quinn Brothers

The Board had concerns about the fence around the property and wanted to ensure it is secure and safe.

VOTE: Mr. Rogers moved to approve New Spartan/Quinn Brother's permit renewal subject to the property is properly fenced, which meets state regulations. Mr. Chrisenton seconded the motion. Motion passed.

The secretary will contact Tom Quinn to request a site walk to verify the fence is secure.

Granite State Concrete

VOTE: Mr. Rogers made a motion to approve Granite State Concrete's permit renewal. Mr. Brown seconded the motion. Motion passed.

Alternate Position Opening

Paul Best has expressed interest in the open alternate position on the Planning Board. He has attended a few recent meetings. The secretary will contact the Board of Selectmen to present their candidate for approval.

Minutes

The Board requested the following amendments to March minutes.

1. Whether or not he owns a small lot across the street.
2. Members suggested to keep the land as two separate lots.
3. The landowner does not have to have a survey but does require approval of the Planning Board.

VOTE: Mr. Rogers made a motion to approve the minutes with amendments. Mr. Chrisenton seconded the motion. Mr. Brown abstained. Motion passed.

VOTE: Mr. Rogers made a motion to adjourn. Mr. Chrisenton seconded the motion. Motion passed.

Meeting adjourned at 8:30pm.

Next meeting is May 15, 2014.

Respectfully submitted,
Kathleen Humphreys
Planning Board Secretary