

**TOWN OF LYNDEBOROUGH
PLANNING BOARD MINUTES
February 25, 2016
*FINAL APPROVED***

7:35 PM Call to Order & Roll Call

Vice Chair Tom Chrisenton, Larry Larouche, Bret Mader and Selectmen's Rep. Mark Schultz were present.

Please note the Feb. 21, 2016 meeting was continued to tonight, Feb. 25, 2016.

NEW BUSINESS:

Nancy and Cordes Armstrong: Accessory apartment, Lot 321-007, Forest Road.

The applicant received a special exception from the ZBA on 1-26-16, Case 2016-1.

On Feb. 21, 2016 the Planning Board reviewed the letter from the Lyndeborough Building Inspector Ed Hunter, which satisfies the final condition of the approval. This letter certifies that there will be no additional loading of the septic system, thereby meeting all the conditions of the ZBA. A vote was taken and it was unanimous to accept the Building Inspector's certification, thereby giving the Planning Board's concurrence with the ZBA's decision.

Feb. 21, 2016 VOTE: Larry Larouche made a motion, Mark Schultz seconded, to approve and accept the Building Inspector's letter regarding the septic system at Lot 321-007 on Forest Road for the Armstrong accessory apartment. Motion passed unanimously.

Feb. 25, 2016 VOTE: Larry Larouche made a motion, Mark Schultz seconded, to approve and accept the actions of last week's meeting for the Armstrong accessory apartment. Motion passed 4-0.

REVIEW OF MINUTES:

The January minutes were tabled until more members were present.

Stub roads will be on the next agenda. The consensus of the Board is stub roads proposed only for the purpose of gaining additional road frontage will not be allowed.

Per the October 2015 minutes, a vote was taken to bring forth a warrant for "no stub roads". The Board can not meet the deadlines for the warrant to be before the voters for the 2016 Town Meeting therefore it should be submitted for the 2017 Town Meeting.

The Board discussed the options for zoning changes for 2017 and recent decisions and the process moving forward. A hearing will be needed for zoning changes.

Zoning Amendment #2 was tabled per the October minutes and further work will be done on this.

VOTE: Larry Larouche made a motion, Mark Schultz seconded, to adjourn at 7:38pm.

Respectfully Submitted,
Kathleen Humphreys, Planning Board Secretary