

**Lyndeborough Planning Board**  
**Meeting Minutes**  
**July 21, 2016**  
**FINAL**

7:30pm Roll Call: Chairman Bob Rogers, Vice Chair Tom Chrisenton, Steve Brown, Brett Mader, Alt. Julie Zebuhr, Alt. Paul Best and Selectmen's Rep. Mark Schultz. Absent: Mike Decubellis.

The meeting took place at Citizens' Hall.

**Informal Discussion:**

**Agricultural School:**

Peter Chadinski and Sarah Tracey met with the Planning Board tonight to gather information on the allowed use of a property they are considering purchasing on the corner of Pinnacle and Herrick Roads. They would like to start an agricultural based education center for grades 1-3 at the home and reviewed their plans. Darma Harvest is the umbrella of the name of the school.

The Board asked about a traffic plan and the conversation included that school traffic should be directed to use Pinnacle Road, which was recently paved, instead of Herrick Road, which is a dirt road.

They were asked to have a plan for snow removal and were informed that is it not allowed to push snow across the road.

**Rogers Williams:**

Mr. Williams was before the Planning Board to discuss soils on his property in preparation to subdivide his property and possible land-swap with an abutter.

Previously, Mr. Williams was before the Board for a dispute about the town boundary with the Town of Greenfield and his property boundary.

It was noted, the U.S. Dept. of Agriculture Soil and Conservation made the map. Mr. Christenson specified the map was made by a soil scientist and transferred to the new map. The map shows 559B spills over to the north side on the east end.

According to Mr. Williams, Meridian Land Survey indicated it is well-drained soil. The tax map shows 1001 feet of road frontage. Mr. Williams is trying to create a 5-acre and 4-acre lot. He plans to utilize 500 foot road frontage and is trying not to touch the lot that has boundary issues. He provided a sketch.

Mr. Williams will need to have to have a soil scientist stamp verifying the proposed lots meet the two acre requirement. The Board made it clear Mr. Williams needs a surveyor plus a soil scientist's stamp on the plan.

*Map markings: D=Deeded S=Survey*

**Other Business:**

**Capital Improvement Plan needs members**

**VOTE: Steve Brown moved, Mark Schultz seconded to appointment Mike Decubellis to the CIP as the Planning Board Representative. Motion passed 7-0.**

An upcoming topic to address will be the number of driveways per 500 feet.

An Intent to Cut on Herrick Road was sent to the Board for review.

**Minutes:**

The June minutes will be tabled until the next meeting

**Adjournment:**

**VOTE: Tom Chrisenton moved, Larry Larouche second to adjourn at 8:05pm. Motion was unanimously approved.**

Respectfully Submitted,

Kathleen Humphreys