

1 **TOWN OF LYNDEBOROUGH**
2 **PLANNING BOARD**

3 **February 21, 2019**

4 *Approved*
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6

7 **7:30 PM Call to Order & Roll Call**
8

9 **Members present:** Chairman Tom Chrisenton, Bret Mader, Mike Decubellis and
10 Selectmen’s Rep. Fred Douglas
11

12 **Public present:** Mark Chamberlain, Building Inspector/Code Enforcement Officer Leo
13 Trudeau, Steve Brown, Chris Guida from Fieldstone Land Consultants, Paula Greene
14 and her real estate agent Winn Gianino
15

16 **New Business:**

17 None
18

19 **Request for Information:**

20 **Lot Line Adjustment: Map 250, Lot 1 & Map 250, Lot 4 off Center Road.**

21 Steve Brown and Carylyn McEntee propose a lot line adjustment. The proposal is to
22 transfer approximately 2.3 acres from Ms. McEntee’s house lot to Steve Brown’s
23 undeveloped lot on Center Road then to use about 1 acre from his house lot (Map 250,
24 Lot 3) to qualify for Current Use status. Chris Guida from Fieldstone Land Consultants
25 was assisting the applicant tonight.
26

27 **Subdivision: Map 247, Lot 25 off Perham Corner Road, Center Road & Chase Road**

28 Chris Guida from Fieldstone Land Consultants was present to represent Pamela Holt.
29

30 Ms. Holt of Perham Corner Road proposes to subdivide a 43 acre lot into two lots
31 consisting of approximately 22 and 21 acres each. The new lot will utilize an existing
32 driveway off Chase Road for a single family dwelling. A portion of Chase Road was
33 discontinued at Town Meeting 2014 which was held on March 14, 2015.
34

35 Ms. Holt’s lot has road frontage on Chase Road, Center Road and Perham Corner
36 Road. Chase Road does not have the required 500 foot road frontage. It was
37 discussed to consider using road frontage from the Center Road portion of the property.
38

39 **Paula Greene; 733 Center Road;** Map 234 Lot 001 (house) and Map 234, Lot 001-001
40 Paula Greene with real estate agent Winn Gianino would like to sell her vacant lot but
41 would like the driveway access to be from Center Road and not across the back of her
42 house lot, which is under agreement to sell. The subdivision map shows the lot (Map

43 234, Lot 001-001) access from Rose Farm Road and with an easement through her
44 house lot (Map 234, Lot 1).

45
46 Paula Greene inquired of past actions of the Planning Board regarding her lots. Ms.
47 Gianino spent a considerable amount of time consulting with Administrative Assistant
48 Dawn Griska and Planning Board Secretary Kathleen Humphreys to understand past
49 actions. In a nutshell, the original subdivision plan had the driveway access from Rose
50 Farm Road but the builder, Mr. Buchanan, applied and was granted a driveway permit
51 from Center Road. After the house was built, the Greene's subdivided the property into
52 three lots which was approved on 11-19-09. Rose Farm Road was before Town
53 Meeting but the town denied accepting the road. On Feb. 20, 2019, the Planning Board
54 was emailed the following minutes and documents to review prior to tonight's meeting:
55 1-20-11; 3-4-10; 5-21-09; 7-16-09; 8-20-09; 4-16-19; 2-17-11; 6-18-09; 9-17-09; 10-15-
56 09; 11-19-09 and included an email from member Mike Decubellis dated 11-8-12.

57
58 The Board reviewed the past actions/minutes and concluded that the easement must be
59 as shown on the final subdivision plan as it enters Rose Farm Road.

60
61 **Old Business:**

62 None

63
64 **Correspondence:**

65 None

66
67 **Minutes:**

68 The November 2018 and December 2018 minutes were tabled until the next meeting.

69
70 **Next Agenda:**

71 -Steve Brown and Carylyn McEntee propose a lot line adjustment between Map 250,
72 Lot 1 and Map 250, Lot 4 off Center Road. (providing the application is complete)

73
74 -Pamela Holt, two lot subdivision Map 247, Lot 25 off Perham Corner Road. (providing
75 the application is complete)

76
77 **Adjournment**

78 **VOTE: Bret Mader moved, Mike Decubellis seconded to adjourn at 8:07 p.m.**
79 **Motion passed unanimously.**

80
81 Respectfully Submitted,

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85
86 Tom Chrisenton, Planning Board Chairman
87 TC/kh