

# PLANNING BOARD

## MINUTES

### JULY 10, 2012

Chair Scott Drummey called the meeting to order at 7:02 PM

**Roll Call:** Scott Drummey (Chair), David Bickford (Selectmen's Representative), Craig Groom (Alternate), Dot Veisel.

**Members Excused:** Bob Craycraft

**Others present:** Richard Alone, David Allen (staff), Paul Zuzgo, Charles Maynard, Ryan (videographer)

Chair Drummey asked Craig Groom to sit for Bob Craycraft, who was excused from the meeting.

**Dyer Subdivision:** Richard Alone reviewed the revised plan for the Dyer subdivision with the board. He pointed out that the applicants had completed the checklist, added a note that there are no cemeteries on the property, shaded the slope categories so that steep slopes can be identified, and provided lot size calculations by soil type. In addition, they had drawn building envelopes on each lot. He noted that state subdivision approval will be needed for only one lot because the two new lots are both greater than 5 acres.

The board reviewed the revised plan and was satisfied the applicant had addressed the items they had requested.

**Scott Drummey moved to approve the application of the Dyer Family Foundation for a three lot subdivision on Map 263 Lot 007, with the signature of the chair on the plan conditioned upon receipt of state subdivision approval. Dot Veisel seconded.**

**Approved unanimously.**

**Boundary Line Adjustment:** Roger Murray III presented his request for a boundary line adjustment on map Road, (Tax Map , Lot ) in New Durham and Wolfeboro. The actual boundary line adjustment is made entirely within the borders of the town of Wolfeboro. RSA 674:53 requires approval of both towns when a lot overlaps the town boundary.

There was considerable discussion amongst board members about the special conditions of this application and speculation about why it is established as it is.

**Dot Veisel moved to approve the application of Richard and Linda Murray for a boundary line adjustment on Map 202, Lots 002 and 003. David Bickford seconded. Approved unanimously.**

**Hoover Merger:** Dot Veisel recused herself because of a conflict of interest. David Bickford recused himself as an abutter. The board reviewed the application #pb.2012.08 of Susan Hoover, 89 Merrymeeting Road to merge Map 207, Lots 20 and 21. There was no one present representing the applicant. There was some confusion among board members about differences in the merger as described in the application form and as described in the cover letter from the applicant. David Allen said he had spoken with Mr. Hoover earlier that day, and Mr. Hoover had been clear about the applicant's intent: to make a single lot out of the current two lots.

**Paul Raslavicus moved to approve the Voluntary Merger of Map 207, Lots 21 and 20 (on both sides of the Merrymeeting River) conditional upon receipt of a revised letter from the applicant clarifying the current status of the lots and her intentions. Craig Groom seconded. Approved unanimously.**

**Maynard Site Plan, Conceptual Consultation:** Charles Maynard and Paul Zuzgo, his surveyor and agent, described Mr. Maynard's plans to submit a site plan application to operate a used car dealership and auto repair business at the intersection of Depot Road and Route 11. The two have done considerable research since Mr. Maynard had an earlier conceptual consultation with the board. They now believe that the best plan would be to merge the existing Map 250, Lots 137 and 138, and then re-subdivide the new lot into several lots, each of which could accommodate a future business operation. A key element of their new plan is to move the access road from its existing location directly abutting Route 11 to a point further away from Route 11 that essentially splits the merged lots into two sides. This would allow for a larger number of potential businesses on the site.

Board members discussed the conceptual plan extensively and asked many questions. Board members were supportive of the idea of business development on the site and felt that Mr. Maynard's proposed business would be appropriate for this location. Most of the questions focused on the mechanics of the process that would need to be addressed in order to complete the plan.

Paul Zuzgo emphasized that the specific layout of the proposed subdivision could only be determined after additional soil testing and discussion with DES. Paul Raslavicus noted that the work group he was working on with Craig Groom and Wendy Anderson would propose a variety of design and landscape guidelines that would apply to Town Center site plans, including this location. The purpose of these guidelines is to

spell out in more detail what the Zoning Ordinance and regulations means when they call for development that fits with the historical New England standards.

**Minutes of June 18.** Board members made minor corrections to the minutes. Paul Raslavicus moved to approve the minutes of June 16, as amended. Craig Groom seconded. Approved unanimously.

Respectfully submitted,

David Allen,  
Land Use Administrative Assistant

Minutes approved July 24 as amended.