

Planning Board

Tuesday July 5, 2005

Members Present: Barbara Freeman (Chair), William Weiler (Vice Chair), Al Bachelder, David Thayer, Ron Williams, Clay Rucker (Alternate Ex Officio), Deane Geddes (Alternate), Lacy Cluff (Alternate) and Ken McWilliams (UVLSRPC).

Mrs. Freeman called the meeting to order at 7:05 p.m.

Bob Bell informed the Board that although he did not originally plan on paving the entire Southview subdivision right away because they were not going to start selling lots on both ends of the subdivision yet, he would in order to pave over the MTS material.

Bob Scott said that they owned 24 acres on Old Post Rd. next to Fisherfield and asked what the minimum lot size was for zoning.

Mrs. Freeman said that the minimum lot size was still two acres, but that the density requirements may require the lots to be more than two acres.

The Board reviewed the minutes from June 7, 2005 and made corrections. A motion was made to accept the minutes as correct. It was seconded. All were in favor.

The Board reviewed the minutes from May 22, 2005 and made corrections. A motion was made to accept the minutes as correct. It was seconded. All were in favor.

The Board reviewed the minutes from June 2, 2005 and made corrections. A motion was made to accept the minutes as correct. It was seconded. All were in favor.

Case #: Adm1 - 064 - Buildings Committee

Mrs. Freeman said that Betsy Soper had formed a Buildings Committee in order to tackle that subject for the Master Plan. She had talked to a number of people in Town and wanted to give the Board some feedback.

Ms. Soper said that the committee had looked at the buildings in South Newbury, the old Highway Garage, Bald Sunapee, and the Vets Hall. She said that she had received a lot of input as to what should be done with these buildings. She also said that the Velie Family was interested in using Bald Sunapee for a memorial park.

The Board unanimously agreed that they did not feel that the Velie's should be allowed to use Bald Sunapee as a memorial because the property needed to be flexible.

The Board discussed a variety of possible uses for the various buildings in town.

Mrs. Freeman said that she thought the next logical step would be to do a needs assessment of the Town's departments. She asked Deane Geddes if he would be willing to assist Ms. Soper with that.

Mr. Geddes agreed to help and asked when they were looking to have this done by.

Mrs. Freeman said that it should be done by this Fall and asked that they talk to Dennis Pavlicek to find out what departments should be considered.

Case #: Code-003 – Road Classification

Mrs. Freeman said that she drove the roads with Lou Caron and classified them and had Cal Prussman review it.

Mr. Weiler recommended the title Town Road Types since that was how it was referred to in the regulations.

Mr. Williams was concerned about the criteria and felt that it should be something measurable.

The Board decided that they would like to adopt it and then felt that they could always make changes later.

A motion was made to adopt the Town Road Types. It was seconded. All were in favor.

Case #: Adm1-062 – Rules of Procedure

Mr. Weiler went over the changes that he made to the Rules of Procedure.

A motion was made to adopt the Rules of Procedure. It was seconded. All were in favor.

Case #: Adm1-058 – C.I.P.

Mrs. Freeman said that Dennis agreed to put all of the material necessary together if Al Bachelder agreed to Chair the committee again.

Mr. Bachelder said that he did not want to be on the committee this year.

Mrs. Freeman said that she would see if Ivor Freeman would like to be on the committee and chair it. She also asked Mr. Thayer and Clay Rucker to be on the committee. She

said that she would talk to Dan Wolf to see if he would be interested in being on the committee again.

Case #: Adm1-061 – Master Plan

Mrs. Freeman passed out a couple of exercises from the last Master Plan visioning session. She asked that the Board complete them for the next work session.

Case #: 2004-006 - Angel Hawk

Mrs. Freeman said that she had received some materials from Eckman Engineering regarding the Angel Hawk subdivision. She said that it was copies of materials that the Town of Sutton requested. The only thing that was different from what we already had was a Traffic Report Addendum. She said that she would leave it in the Planning Board box if anyone was interested in looking at it.

Case #: Admin1- 063 – Tickler File

Mr. Bachelder said that he needed to find a copy of all of the open escrow accounts and letters of credit for the Tickler file.

The Board realized that they had no way of tracking these in the past, so they would have Patricia MacDonald go through the files of the current major subdivisions to find out which ones were still open.

Mr. Weiler said that he did not feel that all applicants or their agents read the Subdivision Regulations and suggested that we require that they sign a form certifying that they have read sections 1, 3, 4, 5 and 6 of the Subdivision Regulations.

The Board agreed that that was a good idea.

A motion was made to adjourn. It was seconded. All were in favor. Meeting adjourned at 9:15 p.m.

Respectfully Submitted,

Lacy L. Cluff
Recording Secretary