

Planning Board
Town of Washington
July 6, 2010

0.0 Assembly

Members Present: Nan Schwartz, Tom Marshall, Jim Crandall and Ken Eastman

Alternates Present: Bill Cole

Members and Alternates absent: Lynn Cook and Lionel Chute

Visitors: David Vibber

Marshall called the meeting to order at 6:24PM.

1.0 Minutes – Schwartz motioned that Cole sit for Cook. Eastman seconded the motion. All voted in favor. Crandall motioned to approve the minutes of the June 1, 2010 Public Hearing with no changes; Eastman seconded the motion, all voted in favor. Crandall motioned to approve the minutes of the June 1, 2010 meeting with no changes; Schwartz seconded the motion, all voted in favor.

2.0 Driveway Permits -

2.1 Eastman, Millen Pond Road, TM#11-042, requesting to change a temporary driveway (approved at the June 2010 meeting) to a permanent driveway. Marshall motioned to approve the driveway from a temporary driveway to a permanent driveway. Crandall seconded the motion. All voted in favor. The Board will forward the application to the Board of Selectmen to establish a 911#.

2.2 Hurley, 658 Valley Road, TM#15-033, temporary driveway for logging, Thayer and Schwartz both looked at the property. The Board reviewed the tax map and the application. Eastman motioned to approve the driveway application for logging, Marshall seconded the motion. All voted in favor.

3.0 Mergers –

3.1 Halverson, 511 Faxon Hill Road, TM#11-068, tracts 1

and 2, deed provided, fee waived. Crandall motioned to approve the merger as presented. Schwartz seconded the motion. All voted in favor.

- 3.2** Town of Washington, Twin Bridge Road, TM#07-010 and TM#07-011 (Town Forest properties), deed provided, fee waived. The Board tabled the application to get further information from the Town's attorney.

4.0 Old Business

- 4.1 Subdivision Regulations, road standards updates.** - Crandall motioned that the Board accept the revised road standards; that had been discussed and reviewed at the two previous Public Hearings (June 1, 2010 and July 6, 2010). Eastman seconded the motion. All voted in favor.
- 4.2 Subdivision Regulations, update, discussion-** The Board reviewed definitions in the subdivision regulations and the Land Use Ordinance. The Board will further research to make the two documents read the same. The Planning will hold a working session to work on this subject, scheduled for July 13, 2010 at 10:00AM
- 4.3 LUO problem regarding 401.1 and setbacks from wetlands-**Eastman updated the Board on a recently approve building permit application. The Board discussed the need to address wording regarding the wetland setback in conjunction with non-conforming lots of record in the Land Use Ordinance. The Board will hold a Public Hearing prior to the August 3, 2010 meeting, the hearing will be held at 6:30PM.
- 4.4 Letter to Selectmen regarding holding lots taken for taxes.** – The Board discussed the proposal to sending a letter to the Selectmen. The Planning Board is requesting that a letter come from the Conservation Commission to the Planning Board for their comments.
- 4.5 Hazard Mitigation Plan** – Schwartz said that the final plan has been put together and the Selectmen has

approved the plan. The Board reviewed the suggestions made to the Planning Board in the plan. The Planning Board can work on water quality buffers along with the Conservation Commission.

5.0 New Business –

5.1 David Vibber, a property owner TM#12-046, was requesting information on what can be done with his 50+-acre property. He advised that the property has a right-of-way (in the deed) but no road frontage. The Board reviewed the Town tax maps and confirmed that there is no road frontage. Eastman asked what was the families' goal for the property. Vibber said that the family is in the middle of discussion but would like to know how to market the property properly. Vibber asked the Board if one of the abutters provided a clearer right-of-way what benefit it would provide his property. Marshall said that this (right-of-way) would not allow a subdivision but you could go to the Board of Adjustment for a one house building lot. The Board provided Vibber information on a conservation easement.

6.0 Communications:

6.1 Invoice for dues from UVLSRPC- Forward to Dagesse

6.2 Copy of approved PBN, Downing/Perla- Filed

6.3 Copies of Intent to Cut for Robertson and Hurley from Assessors- Filed

6.4 NH DOT, copy of temporary driveway permit (septic system construction) Harvey, 2084 East Washington Road, TM#23-026- Schwartz to discuss with Thayer

6.5 UVLSRPC, Update on Ashuelot River Advisory Committee, river management planning project, executive summary for review. -

7.0 Adjournment- Crandall motioned to adjourn and Schwartz seconded the motion, all voted in favor. The meeting was adjourned at 8:25PM. The next Planning Board Meeting will be

held August 3, 2010.

Respectfully submitted,

Michelle Dagesse