

Planning Board
Town of Washington
September 7, 2010

0.0 Assembly

Members Present: Lynn Cook, Nan Schwartz, Tom Marshall, and Jim Crandall

Alternates Present: Bill Cole and Lionel Chute

Members and Alternates absent:

Visitors: Peter Mellen, Tim Callender, Bill and Ruth Shannon, Yvonne Bachand, Rebecca Denslow, Carol Andrews, Ken Eastman, Jed Schwartz

Cook called the meeting to order at 6:42PM. Crandall motioned that Chute sit in as a full member. Schwartz seconded the motion. All voted in favor.

Minutes – Crandall motioned that the minutes of August 3, 2010 hearing and regular meeting be approved as presented. Chute seconded the motion. All voted in favor.

2.0 Driveway Permits -

2.1 None

3.0 Mergers –

3.1 Kathleen Beam Trust, 68 & 76 Ashuelot Acre Road, TM#14-409 and TM#14-505, deeds provided, fee waived. The Board reviewed the application to find that both properties had a dwelling on them. The Board will send a letter to the applicant advising that the parcels cannot be merged to comply with the Land Use Ordinance. The Board will clarify in the merger application.

3.2 Benedict & Nancy Armeen, 405 Bailey Road, TM#20-040, TM#20-041 and TM#20-042, deed provided (three parcels), fee provided. The Board reviewed the application for completeness. A letter will be sent to the applicant advising there is need for additional information. Tax Map and deed clarification.

4.0 Old Business

4.1 Public Hearing- Shannon/Callender property annexation, taking .13 acres from TM#11-011 and annexing to TM#15-111 creating a .39 acre property. The Board reviewed the proposed plan. Requested a waiver at the last month's meeting showing an existing driveway and septic system. The Board reviewed the application and the deeds. The Board approved the waiver request. Cook asked if there were any additional questions in regards to the application. Crandall motioned to approve the annexation. Chute seconded the motion. All voted in favor.

4.2 Letter to the Selectmen regarding holding lots taken for taxes, Conservation Commission will joined us for discussion at 7:30pm. Carol Andrews spoke about the draft letter and asked the Planning Board to add their comments before it is sent to the Selectmen. She suggested having a group with representatives of both boards to go out and do a preliminary assessment of the properties. Some properties might need further, more expert study. The Selectmen would then make decisions about the properties. Chute asked why there was pressure on this after the vote at Town Meeting, Marshall said that there were people pushing hard on the issue and they need good reasons to hang on to the parcels or let them go. Crandall stated PB and CC will need to develop guidelines and criteria. Chute mentioned that open space land is more valuable to the town than lots with houses on them. Eastman stated that these would be abutter sales with required mergers. Schwartz mentioned that deed restrictions could be added in some cases. Crandall asked about finding the bounds on the lots, Cook stated that she can help with this as she is familiar with all the properties. Marshall

asked Schwartz to add Planning Board concerns to the letter. Chute made a motion to use the CC's letter with our additions, Schwartz seconded, all voted in favor. Schwartz will make the additions to the letter and circulate by email for comments and then pass it on to the Selectmen.

4.3 Subdivision Regulation update, Chute asked the basis for making the changes to the Subdivision Regulations, Schwartz explained that 3 years ago we decided to add mandatory Preliminary Review to the process and this will take care of that. She also explained that 2 years ago the town approved cluster subdivision with open space and this update will finally bring the subdivision regulations into alignment with the LUO. We will each look over the document again and have more discussion on this next month.

4.4 Friends of the Washington Elementary School sign permit application, TM#11-067, 337 Millen Pond Road. Provided an application to erect a 4x4 wooden sign. The sign is to be placed just in front of the ball field fence that is in front of the school. Bachand stated she had reviewed with Thayer, Park and Recreation. Crandall motioned to approve the sign and Chute seconded the motion. All voted in favor.

5.0 New Business –

5.1 None

6.0 Communications:

6.1 Copy of DES receipt of Shoreland permit application for Shannon

6.2 Copy of DES Shoreland permit for Shannon

6.3 UVLSRPC overview of Work Plan Accomplishments for 2010, letter

6.4 Copy of UVLSRPC letter forwarded from Jack Sheehy

6.5 Certified mail – announcement of Cell Tower hearing,
Town of Troy, NH

7.0 **Adjournment-** Crandall motioned to adjourn and Marshall seconded the motion, all voted in favor. The meeting was adjourned at 8:37PM. The next Planning Board Meeting will be held October 5, 2010 at 6:30pm

Respectfully submitted,

Michelle Dagesse