

**Planning Board**  
Town of Washington  
November 2, 2010

**0.0 Assembly**

**Members Present:** Nan Schwartz, Tom Marshall, and Jim Crandall

**Alternates Present:** Bill Cole and Lionel Chute

**Members and Alternates absent:** Lynn Cook

**Visitors:**

Crandall called the meeting to order at 6:30PM. Schwartz motioned that Cole sit in as a full member. Marshall seconded the motion, all voted in favor. Marshall motioned that the meeting minutes of October 5, 2010 be approved as written. Cole seconded the motion. All voted in favor. Crandall motioned that Chute sit as a full member. Cole seconded the motion. All voted in favor.

**1.0 Minutes -**

**2.0 Driveway Permits -**  
**2.1**

**3.0 Mergers –**

**3.1** Eric & Karen Doucet: Ashuelot Drive, TM#14-049, TM#14-047, requested a corrective merger, deed provided, fee waived. Schwartz motioned to approve pending the paperwork returning with the necessary signatures. Marshall seconded the motion. All voted in favor.

**3.2** John Donna Almeida: 1040 Valley Road, TM#15-024 and 19-023, deed provided, fee paid. The Board reviewed the property cards because both lots had a 911#. It was found that only one property had a dwelling on it. 1040 Valley Road has the home. Marshall motioned to approve the merger application. Schwartz seconded the motion. All voted in favor.

## **4.0 Old Business**

- 4.1** Cell Tower discussion- Crandall motioned to approve the RFP provided by Schwartz. Schwartz seconded the motion. All voted in favor. Cole motioned that Schwartz send the RFP out to the public. Cole seconded the motion. All voted in favor. Schwartz advised that a few members of the Conservation Commission went on a site walk to the proposed cell tower property. There were no big issues seen with the proposed site having the cell tower on it. The applicant would need to have the wetlands mapped by a wetland scientist as part of the application process. The Board discussed different issues (electricity, road classification and conditions, conservation easement) that may arise with the construction of a cell tower in the area. The Board discussed the concerns of the potential for a future subdivision if the road is upgraded. The Board discussed the fine line between being proactive and being diligent to protect the land. We will meet on Nov. 19<sup>th</sup> at 3PM to open the RFP packages.
- 4.2** CIP requests- The Board reviewed the CIP requests that had been received. Marshall reviewed the Selectmen's requests with us. The Board reviewed the document and will coordinate meetings with Department Heads to further discuss prior to the December Planning Board Meeting. It was decided to meet with Department Heads on November 29 at 10AM when we meet to decide on the RFP. Dagesse will schedule them for specific times that morning.
- 4.3** Subdivision Regulations update, discussion.
- 4.4** Schwartz asked if we needed to hold hearings again this year for the definitions that were thrown out last year by the moderator after Town Meeting because he thought there was confusion about what people were voting on.

We need to have the same definitions on the ballot this year. Dagesse to contact LGC regarding the necessity of holding public hearings on the LUO definitions prior to town meeting.

## **5.0 New Business –**

**5.1 Planning Board budget for 2011-** The Board reviewed the 2010 budget in preparation of the 2011 budget. The Board discussed cutting 10% of the operating budget making the total budget \$5,670.00. Chute motioned to set the Planning Board budget at a 10% decrease. Cole seconded the motion. All voted in favor. The final paperwork will be forwarded to the Selectmen by the deadline with the report submission for the 2011 Town Report. Schwartz and Cook will work on the report over the next month.

## **6.0 Communications:**

- 6.1** Daniel G. Smith Law Office, letter requesting a corrective lot merger for Doucet, Ashuelot Drive, TM#14-047. – See 3.1
- 6.2** Copy of Minimum Impact Expedited application (foundation repair), Libby, 825 Millen Pond Road, TM#15-078- Filed
- 6.3** Notice of Intent to Cut, Kraus, 3272 East Washington Road, TM#13-006
- 6.4** Notice of Intent to Cut, Roscoe, King Street, TM#19-026- Filed
- 6.5** DES notice of receipt of shoreland permit application for Beam, TME#14-409- Filed
- 6.6** Request for a PD report for the 2010 town report, CIP request form, and copy of 2010 balances- Filed
- 6.7** CIP request sheets from Fire, Rescue, Police, Tax Collector, Highway, Selectmen – Filed
- 6.8** Upton & Hatfield, offer of assistance in Cell tower application from Matt Serge – Filed
- 6.9** Stoddard, notice of public hearing for cell tower,

November 10<sup>th</sup> – Filed

**6.10** Hillsboro PB, notice of public hearing regarding Black Pond Brook Preserve subdivision – Filed

**7.0 Adjournment-** Chute motioned to adjourn and Marshall seconded the motion, all voted in favor. The meeting was adjourned at 8:59PM. The next Planning Board Meeting will be held December 7, 2010 at 6:30pm

Respectfully submitted,

Michelle Dagesse