

Washington Planning Board

Meeting Minutes - DRAFT

February 3, 2015

- 0.0** Assembly: 6:30PM
 - 0.1 Members present: Crandall, Cook, Schwartz and Marshall
 - 0.2 Alternates present:
 - 0.3 Members and Alternates Absent: Dagesse, Terani, Kluk, Dulac
 - 0.4 Visitors: Sumner Dole, Jed Schwartz

- 1.0 Minutes:** Minutes from January 6, 2015, a simple change was requested by Crandall, Marshall motioned to approve, Cook seconded and all voted in favor.

- 2.0 Old Business:**
 - 2.1 Master Plan Update Committee** – Schwartz said the group met on January 21st and reviewed the Land Use chapter and the Natural Resources chapter drafts. Crandall asked if the Planning Board would like to hold a public hearing on the first 3 chapters (and more if they are ready) prior to the June PB meeting. Everyone agreed and we set the time for 6PM on June 2nd. Schwartz said the committee would have drafts of the chapters for the Planning Board to review by the May meeting.

 - 2.4 Conservation Commission request for funds to update NRI maps** – Jed Schwartz came in to help the board with the facts of the NRI. He said when the document was done Carol Andrews was the chair of the Conservation Commission. In 2005, Jack Sheehy was chair of the Planning Board and he approached the CC about working on the NRI, which was a part of the Master Plan. The CC took it on and the Planning Board paid \$10,000 of the cost and the CC paid \$4,000. The PB put half of the cost in their budget each year for 2 years. The maps are a part of the Master Plan and very useful to town boards when making land use decisions. The PB and CC held a joint public hearing August 28th of 2006 and adopted the NRI as an integral part of the Master Plan at the October meeting following the public hearing. J. Schwartz was suggesting an equal split of the cost of updating the maps (\$2500 PB and \$2500 CC). Marshall suggested that we do a warrant article for \$5000, discussion followed. We discussed finding the money in our existing budget but Marshall thinks it would be good for PB and CC to work together and ask for the money in a warrant article. Cook was worried what would happen if it gets voted down. Marshall made a motion to put forth a joint warrant article for \$5000 to update the Master Plan's Natural Resource maps, Cook seconded and all voted in favor.

 - 2.4 Business Permit** – Schwartz shared the letter written to Jim and Gwen Gaskell stating that they don't need a business permit for their seasonal and occasional sales operation.

- 3.0 New Business:**
 - 3.1 Subdivision** – Sumner Dole came in to see us about a question about his property on Ayers Pond Road (Class VI section), lots TM 6-4 and TM 6-8. He gave us the history of the 177.49-acre property that his father bought in 1962. The land was transferred to his mother after his father had a stroke and he said there was a mistake made in the deed at that time. He and his brother inherited the property after their mother died. He said he receives 2 tax bills for the 2 deeds. The assessors discovered a problem after finding the tax map numbers did not match

the deeds. Dole has had a survey done to correctly show the lots. The correct numbering of the lots shows that TM 6-8 is actually two lots and TM 6-4 is part of the “Fletcher Pasture”, the northern lot of TM 6-8. Dole said he wants to have 3 lots. Cook asked to see the current deeds. Dole said the 1962 deed was vague. Cook looked at the most recent deed from 2000, which is a quitclaim deed. Cook said that the triangle lot (TM 6-4) is not separate as per the deed, the numbering of the lots is an assessor mistake. Dole asked if the road that divides the lots makes it a separate lot. Schwartz said no, a lot is still contiguous even if a road goes through it. Schwartz asked if an older deed exists that shows them as separate lots. Cook said we can’t go back to an older deed, she thinks he would have to subdivide if he wants a separate lot. Dole asked what he would have to do to have a separate lot. Crandall stated there is no subdivision or building on a Class VI road, as per state law, so we can’t subdivide. Cook noted the correct lot numbers on the survey for Dole’s surveyor.

3.2 Rules and Procedures – Schwartz said she spoke with Sandy Poole and got the paperwork straightened out for our alternates. Going forward we will have 3-year terms for alternate members. Kluk, Terani and Dulac have filled out their paperwork with Poole. Schwartz said that as an elected board we are the approving authority for alternate members, we don’t need the Selectmen to approve. Crandall said he spoke with Noah Chidester who is interested in joining as an alternate but he has classes for the next few months.

3.3 NHOEP Spring Planning and Zoning Conference, takes place this year on May 2nd. Schwartz said the conference is in Concord this year and would be convenient for all to attend. Schwartz will send the “save the date” flyer to members.

3.4 J. Schwartz brought up the idea that he thinks it would be a positive thing for the town if the Planning Board would make a statement of support for both the Town Hall and Fire/EMS/EOC building projects. Crandall thought this was a good idea and said he would gladly make a statement to that effect. Cook made a motion that the PB makes a statement of support for both building projects, Schwartz seconded and all voted in favor.

4.0 Driveway permits:

4.1 Rubega, 289 Smith Pond Road, TM 17-8, for a temporary driveway for logging. Schwartz said she spoke to Ed Thayer who looked at the site and approved of the plan. Cook made a motion to approve the permit, Marshall seconded, all voted in favor. Crandall signed the permit.

5.0 Mergers:

5.1 Roger Chicoine spoke with the assessors about his lots on Valley Road. Two are on the lakeside and one previously merged lot lies across Valley Road. He is requesting to unmerge them so he can reunite his workshop to his house lot and have the lot with trailer separate, so he can sell it. We cannot unmerge the lots, which would require a subdivision, as they would be non-conforming. Cook suggested he talk to his lawyer about a covenant regarding the workshop building.

6.0 Communications:

- 6.1** Letter request from Gwen Gaskell re our decision that they don’t need a business permit for their seasonal driveway table of goods for sale
- 6.2** Intent-to-Cut – Bittner, TM7-21, Washington Heights

- 6.3 Intent-to-Cut – Wolfe, TM 4-3, Rt. 31 North
- 6.4 Intent-to-Cut – McDrew, TM 3-1, entering from Bradford
- 6.5 Intent-to-Cut – Barker, TM 11-74, Symonds Lane
- 6.6 Intent-to-Cut – MacDonald, TM 16-57, Rt. 31 South
- 6.7 DES notice of application for septic, 1993 Valley Rd., TM 25-87
- 6.8 Copy of driveway permit from DOT, for logging, MacDonald (see 6.6)
- 6.9 UVLSRPC – Copy of draft Regional Master Plan, for comment, memory stick available for borrowing on PB file cabinet

8.0 Meeting date for next Planning Board meeting, March 3, 2015, at 6:30PM.

9.0 Adjournment: Time: 7:45 PM
Motioned by Cook, seconded by Crandall, all voted in favor.

Respectfully Submitted,
Nan Schwartz