

Planning Board

October 18, 2018

Memorial Building

7:00 pm

These minutes are to be considered draft minutes only until approved by the board at their next meeting

Members Present: Bryan O' Day, Peter Keene, Kevin Lee, Ken Jacques, Mike Howard, Darrin Patten, and Selectmen George McCusker

Others Present: Whit Smith, Tom Cunningham, Steve Schneider, Dean Geddes, Justin Hastings, and Christine Austin

Approval of September minutes- Darren makes a motion to accept minutes as written, second by Mike Howard, all in favor and unanimously approved.

Tom Cunningham Consult- Tom approached the board proposing to subdivide property. He has roughly 80 acres on Hog Hill. He would like to subdivide and sell a portion with the house. He explains that he does not have 200 feet of road frontage, but there are three access points to the property. He would keep the existing driveway as a common driveway for the two lots. He would like to subdivide 25 acres to sell with the house. The board reviewed the map of the property. The board explains that he would have to upgrade to a class V road in order to subdivide. The board suggests he meet with the Fire Chief, Peter Lacaille, and it also wouldn't hurt to have the Road Agent, Peter Abair take a look at it. Kevin Lee also made a suggestion for Tom to meet with the town Engineer, Lou Caron. Tom thanked the board for their time and suggestions after looking at the property layout.

Continued Christine Austin Hearing (Tunis LLC) - Darrin Patten stepped down as and acting member of the planning board for the hearing. Christine presented the board with a pull down staircase that she proposes putting between the two floors. Ken Jacques states that before approaching the planning board that previously the ZBA made a decision in regards to an administrative appeal on the fact that there was already a staircase there. Ken feels that if she is not in compliance with the ZBA then the Selectmen need to enforce it. It is not the job of the planning board to enforce issues. Mike Howard agreed as well as the rest of the board. Whit explained that the Zoning Board removed the Cease and Desist order given by the selectmen based on improper facts. Christine explained that she did not mean to be non-compliant with the ZBA but her attorney had mis-represented. Kevin read the letter from her attorney from April 2017 stating that she did say there was a staircase between the two floors and there wasn't, however Christine Austin would have the staircase installed within sixty days. Tamara Butcher explains to Christine, as Chair of the Board of Selectmen, when that staircase is installed that she needs to notify the selectmen and one of the selectmen or Whit would go and make sure that it's done. Mike, as well as the rest of the Planning Board really feels that she needs to become compliant with the decision the ZBA made, based on the facts they were given at the time. Kevin makes a motion to

approve the request by Christine Austin to construct an ADU- Peter seconds the motion and no other board members approved.

Motion to deny the request by Peter, second by Ken Jacques, all in favor of denying the request. Unanimously the request for an ADU by Christine Austin was denied.

Darrin returns to the Planning Board as an active member.

Continued O' Day Hearing- Bryan approaches the board in regard to constructing a single family unit dwelling into a two family unit dwelling. Bryan explains that he did have his hearing before the Zoning Board and received a conditional approval. Peter Keene reads the decision of the ZBA to the board and the conditions, which are a survey of the property from a licensed surveyor showing acreage being consistent with what is shown on the tax map, and an adequate septic design. The ZBA approval is also contingent upon the approval of the Planning Board. Bryan explains that he has 2.49 acres according to the tax map. There were lots of discussion around acreage, lots, and densities. Mike made a motion to continue the hearing until December 20, 2018 in order for Bryan to have survey done so planning board could review, second by Ken all in favor and unanimously approved.

Literature and Correspondence: Governing Magazine

Meeting adjourned at 8:50

Submitted by,

Susan Abair