

## **PLANNING BOARD**

**June 16, 2022**

## **MEMORIAL BUILDING**

**7:00 P.M.**

Board Members Present: Tim Bray, Peter Keene, Ken Jacques, Darrin Patten, Dan Saulnier, Mike Howard, and Select Board Rep Amy Lewis

Tim Josephson UVLSPC via Zoom

Also present: Whit Smith, John Trachy, Jenny Roberts, Jeff Bates, and Nick Argy

Minutes of May 19<sup>th</sup>: Add the determination that a mylar must be signed during a noticed meeting. Ken moved to accept as amended Darrin seconded Board approved minutes as amended.

Discussion of the distance for abutter notification. When determining abutters on the same side of the road only direct contact with the subject property are considered abutters. When determining abutters on the opposite side of a road the 200' measurement is used.

Tim asked if there were any consultations or appointments.

Nick Argy introduced himself. Owns 4 lots at the top end of Sanborn Hill. He and Jeff Bates are interested in building on two of the lots. They met with Whit and determined that one of the lots should not have any issues as the size and location of the lot. The second lot is small and bisected by a class 6 road. Due to these issues Mr. Argy and Mr. Bates are requesting direction from the Board. The Town requires 35' setback from boundary lines and roads, 100' from the pond (Little Stocker Pond). Board suggested contacting the State DES to find out what their stance is on distances from the water body. Tim advised Mr. Argy and Mr. Bates that the Class 6 road will always have the potential for public traffic on it. Because of this thought should be put into where they plan to place any structures residential or otherwise.

Tim requested that when Mr. Argy and Mr. Bates return, they have more detailed information along with paper copies of maps, drawings, and anything else that would help the Board assist the property owner in finding the best possible solution.

Continued discussion of the forms: Date of revision and adoption will be added to the bottom of each form. Board reviewed Site Plan checklist to determine if any would either always be or never waived. If the item is a situation where a waiver would never be allowed, they were removed from the form. Dan will make discussed changes and present updates to the Board at the July meeting.

Meeting adjourned 9:30 p.m.

Tamara Butcher