

Westmoreland Planning Board
May 9, 2006

Present: Wes Staples, Walt Derjue, Bob Harcke, Lauren Bressett, Jim Starkey
Excused: Laurie Burt

Lauren welcomed Jim as a new member. Wes announced that the selectman also approved Nancy Zeller but they have not been able to reach her to notify her yet.

We briefly discussed the Open Space public meeting hosted by the Open Space *Committee*. Phil Auger from UNH Cooperative Extension was very informative. We raised some issues such as tax implications of land under conservation easement and the pros and cons of a cluster housing type ordinance.

Walt announced that the Conservation Commission is reviewing checklists and considering proposing changes related to wetlands. They wanted to know when we needed the information finished. It needs to be submitted by fall in order for us to propose any ordinance changes.

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The minutes were approved as printed.

Vi Robinson presented a request for a lot line adjustment between the Gillerin property and the Robinsons. This would be a piece behind the adjoining property of less than an acre. She submitted a survey of the piece in question, and a roughed out map of their whole property. She has a signed agreement to sell this acre by the current owners if the lot line adjustment is approved. A question was raised about the necessity for a formally noticed hearing in order for this to take place. It was moved by Lauren, seconded by Walt that the lot line adjustment be approved contingent upon agreement from the Municipal Association that a formal hearing not be required, and submission of an acceptable surveyed map (mylar and two printed copies) with the existing and proposed properties shown on it. If it is found that a formal application and hearing is required, the Robinson's will formally apply and *submit* the necessary documentation for the June meeting. Motion passed. Lauren agreed to check with the Municipal Association and notify the Robinson's by Friday of the results.

Buffy Dewey presented her application for a minor 3 lot subdivision. Also present were Ian Dewey and abutter Bo Lawson. The subdivision checklist was reviewed and the application was accepted as complete with the driveway permit waived. It was noted that Buffy had taken into consideration the previous comments of the board regarding the existing nonconformity of her lot (two residences on one property). The subdivision erases the nonconformity by putting the two existing residences on separate, conforming lots and creates a third 20 acre lot. The plans include an upgrade of Hunt Road to Class IV through to the end of the third lot. Buffy did receive and showed documentation of a waiver by abutter Kenneth Walker for the upgrade at the end of the property and the turnaround to be constructed. The road plans had been reviewed and approved by Road Agent Gary Hudson. A question about whether the plan approval should be contingent upon road completion was raised. It was pointed out that this would be the responsibility

of the building inspector, that a building permit could not be given until the property had frontage on an approved road. The plan was approved contingent upon a mylar being presented to the secretary for filing with the registry of deeds. Three printed copies were signed, one retained by the board for filing.

Under other business it was noted that the board has requested that a space be designated for placing of resources for a lending library accessible by the board during meetings. LGC manuals, state regulation updates, and other reference materials for the board would be kept here. Lauren will contact Trish to request this space be set aside. In addition, it was noted that board members request copies of maps and application information be provided at applicant expense and be mailed to board members with the notice of hearing so that members may prepare themselves appropriately. This can help prevent issues such as the procedural question on the Robinson request. It was also noted that orientation booklets for Jim and Nancy should be ordered.

There was a short discussion on road procedures for transference from Class 5 to 6 and Class 6 to 5.

Correspondence and notices for the board were reviewed.

Bob Harcke requested to be excused from the next meeting to attend the Southwest Regional Planning Commission annual meeting.

The meeting was adjourned at 9: 13 PM

Lauren B ressett
Secretary Pro tern

Note: In conversation with NH Municipal Association on May 11 regarding required processes/hearings for lot line adjustment the advice was that a minor adjustment of just a few feet would not require a hearing but anything that would change the values of the properties involved such as an acre change would. It is actually a minor subdivision with lot line adjustment but waivers of subdivision requirements such as septic, driveway permits, etc would be appropriate. Vi Robinson was informed on Friday that she would need to do a formal application and abutter notice of hearing.

Reference: RSA 676.4 .e 1 - hearings required
NH Municipal Association - on web: Lot Li~ Adjustments Revisited 224-7447
Robinsons - 399-4815, 352-0409, 313 -4815