

PLANNING BOARD

MEETING MINUTES

July 17, 2013

7:00 p.m.

I. ROLL CALL

Board Members

Present: Kurt Clason Andy Cote Tim Neill
Dwayne Prescott

Absent: Frank Allen Tim Nelson

Others Present:	Travis Staples	Richard Sirois	Ralph Lefebvre
	Gerald Soucy	David Woodsome	Tom Ursia
	Dave Lowe	Tina Smith	

II. APPOINTMENTS

➤ ***Conditional Use – Duplex in Forest and Agriculture District***
498 Middle Road – Map 6 Lot 40
Travis Staples

Travis Staples addressed the board regarding the conversion of his existing home into a duplex to add a seasonal home for his parents. He is proposing to add a 24' x 36' gambrel attached by a three bay garage. Mr. Staples is in the processing of acquiring more land from an abutter to get the 10 acres required for a duplex in the Forest and Agriculture District. The two units will have separate septic systems, each designed for three bedrooms.

Kurt Clason made a motion to approve the conditional use. The motion was seconded by Dwayne Prescott and carried 4-0.

➤ ***Village Pines Subdivision
Informational Meeting
Subdivision Restrictions***

Residents of the Village Pines subdivision addressed their concerns to the board. The two main issues are the status of the road and the 55+ restriction on the subdivision.

Board members explained that restrictions in the subdivision can only be changed by the Planning Board. Any change to the approved plan would require that all who own property in the subdivision agree to the amendments. If all agree that the 55+ restriction should be removed from the plan, a revised plan would need to be submitted to the Planning Board with changes noted. The revised plan would then be reviewed and voted on by the Planning Board.

In order to change the road from private to public, the road would need to be built to current standards. Tom Ursia suggested that a meeting with the road commissioner would be in order. When the road is brought up to current standards to the satisfaction of the road commissioner and a third party engineer, a revised plan should be submitted to the Planning Board. After Planning Board approval, it would then need to be forwarded to the Board of Selectmen for placement on the warrant for town meeting and accepted by vote at the town meeting.

III. MINUTES OF PREVIOUS MEETINGS

IV. REPORT OF OFFICERS

V. OLD BUSINESS

VI. COMMUNICATION

VII. MISCELLANEOUS

VIII. NEW BUSINESS

IX. ADJOURNMENT

Kurt Clason made a motion to adjourn the meeting at 8:05 p.m. The motion was seconded by Dwayne Prescott and passed unanimously.

Approved Date: _____

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