

Planning Bd. Min  
8/28/86

~~Frank & Mary Chase:~~ Map 33, Lot 17

Mr. & Mrs. Chase wish to winterize their camp and build an addition. The lot size is approx. 80'x450'. They wish to raise roof and make a gambrel style year round home. The building would be 20' from side lot lines said Mrs. Chase. The present septic system is 13 years old and the Board said that a new one would probably be necessary. A Conversion permit would be required for year round use and State and Town laws must be met. The septic tank must be inspected and the leachfield must be 20' from foundation. Larry Jacobsen made the motion to have an on-site inspection. John Roberts seconded. Unanimously approved. The proposed building lot lines should be staked out said the Board and an on-site was scheduled for September 6, at 8:30 a.m.

John & Lorraine Matthews: Map 8, Lot 28F, Zoned AR

Mr. & Mrs. Matthews request permission to have their own private driveway onto Roberts Ridge Road. They are presently sharing with two other families and find this a hardship. Their property is part of Sunshine Acres Subdivision, approved November 14, 1979. One of the conditions of the subdivision reads 'Driveway access shall be thru right-of-ways shown on plan.' DEP approval reads 4. The applicant has made adequate provision for traffic movement of all types out of or into the development area provided, access to Roberts Ridge Road is limited to common driveways as shown by right-of-ways on plan of Sunshine Acres dated June 11, 1979. and 2. Applicant shall include deed restrictions on lots #1-8 which shall limit driveway access to right-of-ways shown on preliminary plan of Sunshine Acres dated June 11, 1979. This was read to Mr. & Mrs. Matthews also the Minutes of May 26, 1979 meeting and May 30, 1979, Special Meeting. It is believed by Board members that nothing can be done, as subdivision plans cannot be changed without getting written agreement from all owners in subdivision and DEP approval. The Board will contact Attorney Karen Lovell for detailed list of what steps must or can be taken in order for the Matthew's request to be considered.

Stephen Nevers: Map 46, Lot 2187, Zoned R.

Mr. Nevers requests permission to build a 36'x26' house on 20,000 sq. ft. of land in Lake Arrowhead. He wishes to reduce the sideline boundaries to 30'. Front setback will be 50'. John Roberts made the motion to allow a 29' sideline setback, under Section 2.08. Larry Jacobsen seconded. Unanimously approved.

Ronald C. Jarosz: Map 24, Lot 20 & part of Lot 37, Zoned AR, grandfathered.

Mr. Jarosz showed a soils evaluation to the Board. He wishes to build on Lot 20 using part of Lot 37 for his septic system. This property is located on Middle Branch Pond. The original plan for these lots was approved in 1959 said Mr. Jarosz. Right-of-way was put in by Mr. Jarosz. He owns these two lots and would like to eventually put a house on each lot. He is seeking DEP approval. The Board said that DEP approval would not be needed because Mr. Jarosz owns the lots contiguously. The Board suggested that we send plan to Karen Lovell for her interpretation as to whether Mr. Jarosz can be allowed to do what he proposes.

Howard Anderson: Map 45, Lots 1731, 1732 & 1733, Zoned R

Mr. Anderson requests permission to create two lots from three, on Fairview Drive, Lake Arrowhead. Mr. Anderson has Title, but not clear Title. Mr. Anderson has deeds to all three lots. The Andersons signed letter prepared by Karen Lovell, Attorney, regarding their attempt to rectify the problem of a house being built too close to lot lines. The Board decided with Mr. Anderson's approval to take his plan to the Town Attorney for clarification. The question is "can you split a subdivided lot".

## VII Old Business:

Charles Binette: By oversight the word 'garage' was not included in Mr. Binettes approval. The Board voted to include and amend Mr. Binette's approval.