

PLANNING BOARD REGULAR MEETING, March 23, 2022 AT 7:00PM

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Members present: Chairwoman Severance, Alan Hipps, Elisha Bartlett, Daniel Berheide & Cherri Phillips

Guest Present: George Hainer, Catherine Simmer

Chairwoman Severance: Called the meeting to order at 7:05 pm. And invited two alternate board members to join the regular meeting to form a quorum. Did everyone have a chance to review the minutes from December?

Mr. Hipps: I'll make a motion to approve the minutes.

Ms. Bartlett: I'll second that motion.

- **Resolution 2022-1 Approval of Minutes from December 15, 2021.**

Resolved: To approve the minutes of December 15, 2021 Public hearing/ Regular meeting.

Moved by: Mr. Hipps

Seconded by: Ms. Bartlett

In Favor: Ms. Bartlett, Mr. Berheide, Ms. Phillips, Mr. Hipps, and Chairwoman Severance

Opposed: None

Narrative: Donald and Tina Hoffman of 108 Fitzgerald Road, Tax Map No. 65.2-1-25.000 are looking for a minor division of 7+/- acres of their property without any principle building right and to be formally merged to the 1-acre parcel of their neighbors adjoining to the north, Daniel and Penelope Conway of 152 Fitzgerald Road, Tax Map No. 65.2-1-26.000. The result is a more-conforming parcel of the property at 152 Fitzgerald Rd. for parcel size. The change of the boundary lines, effectively a boundary line adjustment using a brook as a natural boundary, does not change the overall area density, has no impact to the nearby brook, beaver pond, or wetlands, and does best to adjust parcel configurations to meet the best interest of both properties, both current owners are also future owners.

Mr. Hainer: The planning board is being asked to classify this a minor division to merge the two properties.

Chairwoman Severance: Reads aloud the land use law for that this application falls under; "Where the planning board determines that a particular division constitutes a Minor Division, it shall so notify the applicant who may then proceed without necessity of planning board approval of the division or public hearing."

Does anyone have any questions or concerns? This is pretty straight forward.

Mr. Hipps: I make the motion to deem this project a minor division.

Ms. Bartlett: I second that motion.

Chairwoman Severance: All in favor?

- **Resolution 2022-2 Deem Donald and Tina Hoffman's application a minor division.**

Resolved: To determine the application submitted by Donald and Tina Hoffman, Tax Map No. 65.2-1-25.00 to merge 7+/- acres with Daniel and Penelope Conway, Tax Map No. 65.2-1-26.000 a minor division.

Moved by: Mr. Hipps

Seconded by: Ms. Bartlett

In Favor: Ms. Bartlett, Mr. Berheide, Ms. Phillips, Mr. Hipps, and Chairwoman Severance

Opposed: None

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Narrative: Ben Lemerle and Ines Chapela, 44 Sam Spear Rd., Tax Map No. 66.1-1-25.200, went through site plan review a couple of years ago to obtain approval to build a barn, shed, and single family dwelling. They now wish to build a smaller single family dwelling 20X30 feet= 600 sq. feet (footprint) with a 400 sq. foot second story. (See attached elevations)

There hope in the future is to build on the first approved single family dwelling site and then have this smaller dwelling classified as a guest cottage or maybe keep as a primary residence.

They currently do have six principle building rights (PBR's) on their property. Classifying both as a primary dwelling would leave them with four PBR's remaining. They wish to obtain approval for the modified site plan pending an approved engineered septic system submitted to the Code Officer. The deep hole and perc test will be conducted in April.

Mr. Hainer: They would like to hold off building the big house until next year in hopes building cost will come down.

Mr. Hipps: Are there any wetlands?

Mr. Hainer: Not where he is building.

Ms. Bartlett: What is that line? Ok, so they are basically building in the clearing. Is that an existing driveway?

Mr. Hainer: Yes, he put that driveway in. The big house had a few conditions there was a stipulation for roof runoff and lighting. This is new construction.

Ms. Phillips: Does he need to come back to the planning board to build the big house?

Mr. Hainer: No, he already has planning board approval for that house. He will only need to return for a building permit.

Mr. Hipps: Will there be a perc test?

Mr. Hainer: Yes, this is contingent upon a perc test and engineered septic system.

Mr. Hipps: We don't have to worry about building envelopes with this property.

Ms. Phillips: There are six building lots on how many acres?

Mr. Hainer: The property is 48 acres.

Mr. Berheide: Is there any concerns with this proposal?

Mr. Hainer: No, there are no concerns.

Ms. Bartlett: It is really nice to see a smaller house.

Mr. Hipps: I make a motion to approve building a smaller house pending engineered septic and conditions.

Mr. Berheide: I second that motion

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Chairwoman Severance: All in favor?

- **Resolution 2022-3 Benjamin Lemerle approval of the change to the original site plan.**
- **Resolved:** To allow changes to the original site plan by building a smaller house pending an engineered septic system and building permit with conditions that include a proper perc test, deep hole test, reserve area, downcast lighting, and roof runoff that does not impact neighboring properties.
Moved by: Mr. Hipps
Seconded by: Mr. Berheide
In Favor: Ms. Bartlett, Mr. Berheide, Ms. Phillips, Mr. Hipps, and Chairwoman Severance
Opposed: None

Chairwoman Severance: I make a motion to adjourn.

Board: Unanimous second.

Chairwoman Severance: All in favor? Adjourned.

- **Resolution 2022-4 Adjournment**

Resolved: To adjourn the regular meeting at 7:24 pm

Moved by: Chairwoman Severance

Seconded by: Unanimously

In favor: Ms. Bartlett, Mr. Berheide, Ms. Phillips, Mr. Hipps, and Chairwoman Severance

Opposed: none

Respectfully submitted,

Catherine L. Simmer, Secretary