

Town of Dunbarton, NH.
Planning Board
1011 School St., Dunbarton, NH. 03046

Date: March 12, 2014
Planning Board # 2013-PB-08

Status Report for:

ANNA CHAN
Tax Lot: H5-02-01
On Gile Hill Road

Gen. Description: Proposed subdivision of 2 Lots on 12.62 acres. Located on Gile hill Road (off Grapevine Road) in the Low Density Residential District. Zoning for this District is: (5ac.) Minimal for one building lot with 300' of road frontage, 50' setbacks for structures and septic, and a 75' well radius distances.

Record/History of property:

1. The lot was part of an approved 5 lot subdivision approved on June 15, 2005.
2. The former subdivision included road improvements. The newly constructed road, which was adopted by the Town on September 15, 2011, serves the premises.
3. The 2005 subdivision was recently recorded on December 6, 2013 and is not yet on our tax map as a new subdivision.
4. The plan and application was submitted to the Planning Department office on December 17, 2013, intending to be on the agenda for January 15, 2014.
5. The application was tentatively considered not complete by the Board secretary and Planning Department for the January meeting due to an incorrect abutter notification, and subsequently withdrawn by the Owners' agent.
6. Upon receiving an amended plan (abutters' list) the application was scheduled for completeness review at the February 19, 2014 meeting.
7. Members were invited to do a site walk, as individuals, at their convenience.
8. Planning Board accepted the application and plan for the 2-lot subdivision, as submitted on the February meeting.
9. Planning Board voted to continue the hearing until next scheduled meeting which is March 19, 2014.

Comments:

Administrative items to be corrected and noted on plan prior to filing.
Planning Board requested, during deliberations at the February 19, 2014 hearing, that an "exaction" fee of \$4,000.00 be in place and noted on the plan.
The applicant is anticipating final public hearing and approval of this 2-lot subdivision at the March 19, 2014 meeting.
Jacques Belanger unable to attend tonight's meeting. Mr. Chan will present.