

Dunbarton Planning Board
Wednesday January 15, 2014
Dunbarton Town Office @ 7:00PM

The Dunbarton Planning Board regular monthly meeting was held on the above date, time, and place with Chairman Kenneth Swayze presiding.

The following Planning Board Members were present:

Kenneth Swayze, Chair
George Holt, Co-Chair
Michael Guiney
Les Hammond, Ex-Officio Selectmen Representative

Charles Frost (Absent)
Alison Vallieres, Secretary (Absent)

Kelly Dearborn-Luce, Planning Department – Recording the minutes for tonight's meeting.

Other Attendees:

Jeff Crosby, Town Road Agent
Jacques Belanger, Surveyor for Applicant
Johnathan Lefebvre, Resident
Matt Jewell, Resident

Ken Swayze, Chair, called the meeting to order at 7:00PM with 4 (four) voting members, noting that there is a quorum.

General Session

A. Administration: Chairman Ken Swayze asked if the meeting was properly published and noticed. Ken had previously checked with Secretary Alison Vallieres and she stated the notices were all posted in two public places in the Town, published in the Concord Monitor, and put on the Town Web Page. Ken had also asked Kelly Dearborn-Luce if the meeting had properly been posted and Kelly said she had checked with Alison as well.

Ken Swayze, Chair, called for a motion to accept the previous meeting minutes of December 18, 2013. Mike Guiney made a motion to accept the minutes; motion was seconded by Les Hammond. No further discussion. All voted to approve the minutes.

Ken Swayze, Chair, asked for other reports or correspondence:
Les Hammond, Ex-Officio reported the Board of Selectmen is working on the budget and the Town Report.

Les Hammond introduced two residents that are interested in becoming Planning Board members. Les said there are three empty positions we could fill, one full time member and two alternate members. Jonathan Lefebvre and Matt Jewell are present and will be contacted by the Chair or Kelly to set up a meeting with them.

Kelly Dearborn-Luce asked about the workshop meetings, as it was discussed at the last meeting but no decision was made. Ken Swayze stated he would like to start having the workshop meetings again for those who can attend. Les Hammond suggested starting the workshop meetings after Town Meeting.

Business: 2 proposed subdivisions -

Note: Following proper receipt and acceptance of the application(s) and at the Planning Boards discretion, deliberations and public hearing may commence at this meeting.

- (1) Application received from Anna Chan of Lot # H5-2-01 for property at 71 Gile Hill Road (off Grapevine Road) in the LDR Zoning District for a proposed 2 (two) lot subdivision.
- (2) Application received from William and Linda Morse of Lot D3-01-04 for property at 111 Stark Highway South in the LDR Zoning District for a proposed 2 (two) lot subdivision using the “large lot, reduced frontage”, in accordance with the Zoning Ordinance Article 4 Section F.

It was noted at this time that an abutters notice for the proposed 2-lot subdivision for Anna Chan was returned by the Post Office as undelivered. In further research, Jacques Belanger, Surveyor for the applicant, stated that the property of that abutter had recently been sold. The application will not be presented tonight and new abutters list will be required to have the application on the agenda for the February meeting.

No further administration items or correspondence, the Chair opened the regular agenda items of the meeting.

Therefore, the Morse application for a 2-lot subdivision was presented and Kelly Dearborn-Luce, reported on the application and description of the proposed 2-lot subdivision.

Applicant/Owner: William and Linda Morse, Revocable Trust

Property Tax/Lot #: D3-01-04 @ 111 Stark Highway South

Proposed 2 lot subdivision - by taking advantage of the “Large Lot” Zoning Ordinance.

The lot is in the Low Density Residential District which requires 5ac minimum and 300 feet of road frontage.

This lot is 26.4 acres and in current use.

The road, Stark Highway fronts (Route 13) and is maintained by the State DOT.

The proposed lots are (1) at 7.48 acres with 300’ frontage and the (2nd) lot at 18.91 acres with 175’ frontage. Members have a copy of the zoning regulations related to the large lot section.

Kelly also noted that the existing barn is not 100’ from property line with new proposed lot – note on plan that the barn is not for housing animals & for future use must meet current zoning regulations if changes, and can continue the home-use for work shop.

Also, the owners are asking for a waiver from the subdivision regulations, V.I.c, to allow an “off lot” access for a driveway. The application and plans were received in the appropriate time line for the January 15th meeting. There are some minor administrative corrections required. The new lot number (D3-01-17) was confirmed for assessing. It is recommended that the Board accept the application and continue the hearing for February 19th.

Les Hammond asked about the barn and it was noted that the new lot line being proposed changes the non-conforming use.

Jacques Belanger explained the request for the waiver. The State DOT has jurisdiction and cannot issue more driveway permits. Therefore the waiver is for a shared driveway.

Les Hammond made a motion to grant the waiver request. Motion was seconded by Mike Guiney, No further discussion. All voted in favor.

Ken Swayze, Chair, asked for a motion on the application. Mike Guiney moved to accept the application as presented and to begin deliberations this evening. Motion was seconded by Les Hammond.

Discussion – Questions from the Board

George Holt asked about the “current use” note on the report. Kelly Dearborn-Luce stated it was on the report for the purpose of future development and that the property owner will be required to change the status of the current use with the Town Assessing Department. This is basically an administrative note only.

George Holt also noted that Note #7 referenced the large lot zoning frontage requirements. The note needs to be corrected as it states the regulation of the large lot requires a 175’ frontage and it should state 150’ frontage is required.

After brief discussion, all voted in favor to accept the application and begin deliberations.

Jacques Belanger, Surveyor and assigned Agent for William and Linda Morse, presented the plans and explained the intent of the proposed 2-lot subdivision. Jacques stated he will revise the existing State DOT driveway permit.

George Holt asked if members would do a site walk. Jacques said the property owner has agreed. The Board decided they could do a site walk as individuals prior to the next meeting.

Ken Swayze asked Jacques about the bounds to be set. Ken said that the Board is reluctant to have any conditional approvals regarding the bounds. Since the weather was good maybe the bounds could be set now to avoid delay of filing the plan. Jacques stated he could set the bounds as soon as possible and maybe before the next meeting.

Public Hearing -

Ken Swayze, Chair, opened the hearing to the public and asked if there are any further comments. Members agreed that we could dispense reading the list of abutters. It was noted that there are no abutters present for the Morse application.

Chair closed the public hearing. No further comments.

Les Hammond made a motion to continue the hearing for the Morse 2-lot proposed subdivision until the February 19th meeting, motion was seconded by Mike Guiney, all voted in favor.

Old Business:

No old business at this time.

Other Business:

No new or other business at this time.

Motion to adjourn made by Les Hammond and seconded by George Holt at 7:35PM, all voted in favor.

Respectfully submitted by,
Kelly Dearborn-Luce