

Minutes--Planning Board Meeting of: 02-22-2023

Call To Order: -7:00 PM

Roll Call

Members Present: Ray Blake, Deb Johnson, David Madden, Russ Carruth, and John Rescigno

Members Absent: Kristina Madden, Dave LaBar

Applicants Present: David Poshkus

Applicant's supporting Professionals: none

Listing of Residents/Others speaking during meeting: Eric Jones

Meeting Minutes

Deb moves to waive the reading and review of the Hearing minutes. Dave Madden seconds the motion with unanimous agreement by the PB.

Public Business-Applications/Informational inquiry, Building Permits

- Benjamin & Izabela Brodeuv, 37 Stage coach RD, Mao 10 Lot 4 Building Permit

This is a building permit consultation pursuant to RSA 674:41. The PB reminded the applicant that they must sign the Release of Municipal Liability and agree to road maintenance and plowing. Also construction could not create erosion problems for abutters and must not impact the road. After review and deliberation, Deb motions and John seconds to recommend to the select board to finalize their review and issuance of the Building Permit. Unanimous consent by the PB.

- David Poshkus, Map 5 Lot 77 on Running Bear - question pre-purchase

Application or building permit are not submitted, this is an informational inquiry by a prospective purchaser concerned if the lot is buildable. The PB deliberations resulted in:

1. Informing the applicant that they must sign the Release of Municipal Liability and agree to road maintenance and plowing.
2. Confirming to the applicant that the lot is buildable even though it is undersized because it has been grandfathered
3. Advising the buyer that a lot is grandfathered in its current status, while acknowledging that because there was recently a small building/camp that existed, that allows re-building on the lot.

Motion made by Deb, seconded by John advising a similar sized house, as the former camp, could be built on the lot subject to DES water and wetlands laws and requirements of the selectman. . Unanimous consent by the PB.

- Robert & Connor Dudley , subdivision Map 1 Lot 53 with Restrictive Covenants

Deb explains that Dudley wants to subdivide a lot that is part of Wildlife Acres subdivision. The subdivision contains "no further subdivision" and other Restrictive Covenants.(recorded 4248-0925 Grafton County) These Restrictions were required by the PB in 2016, finalized 2020 in order to approve the subdivision. The Dudleys were aware of these restrictions when they purchased. Ray moves to inform Dudley that the PB required the Covenants as a requirement for approving the subdivision and therefore cannot be breached. Both other property owners within the subdivision and the Town can enforce the Restrictive Covenants. Dave Madden seconds the motion with unanimous agreement by the PB.

- Cynthia Mickle, Questions re proposed zoning

Since the last public hearing on the proposed zoning amendments has already occurred and these questions are property specific, Deb will inform Ms. Mickle that the PB will address her questions following March vote since many of the questions will not apply if the Zoning amendment fails.

Other Business:

Mailing to Property Owners

Adjournment: 8:25 PM

Submitted

Deborah Johnson