



Planning Board Meeting
Monday, August 12, 2013
Council Chambers, City Hall at 7:00 pm

Minutes
Approved 8/26/13

I. Roll Call

Present: Peter Guillette, Richard Wahrlich, Rusty Fowler, James Short (alt), Victor Bergeron
Absent: William Greenrose, Bruce Kolenda, James Neilsen IV
City Staff: Michael McCrory, Interim City Planner

II. Review of Minutes July 8, 2013

Motion: to approve minutes from July 8, 2013
Made By: Mr. **Second:** Mr. **Vote:** Unanimous

III. Old Business

- **Zoning Updates** - Review of corrections to the recently adopted City Center Project zoning amendments.
- **Draft Site Plan Regulations** - Discussion of draft amendments to the Site Plan Regulations.

IV. New Business

- **(PB2013-0008) Paul E. Miller, Claremont, NH** – Applicant seeks approval for a lot line adjustment. **Property Location:** 272 Maple Ave, Claremont, NH, Tax Map 129 Lot 170, Zone R-1.

PAUL MILLER (OWN)	RICHARD & SANDRA NEIL	CLARENCE & ELAINA SCHULTZ
GERALD & SUSAN CROSS	WANDA RUSSELL	IRENE LAMBERT TRUST
CENTRAL VT RAILWAY	JON AUTEN (ATTNY)	

The proposed lot line adjustment, which is a type of minor subdivision, apparently corrects a boundary line error between two adjacent parcels owned by the applicant and an abutter, Irene A. Lambert Revocable Trust of 1996. The Applicant's parcel, Map 129, Lot 170, would gain approximately 0.19 acre for a total of approximately 0.40 acre. The abutting property would have a resulting area of 1.14 acres.

A brief review of the plans, deed references, and the Claremont Tax Assessor's database indicates that there are discrepancies between the property boundaries as described in the deeds and the tax maps. Copies of the Tax Map from the City's online GIS of the subject area, and the tax cards of the respective properties are enclosed for reference. It appears this

application proposes to make the subject property areas consistent with the areas presently on the tax rolls for the respective properties. Specifically: the applicant's property will become a 0.40 acre lot (Assessor's Tax Card states the lot area at 0.48 acre) and the abutter's property will become 1.14 acres (consistent with the Assessor's tax card).

The application only references the applicant as Paul Miller, owner of Map 129, Lot 170. There is no documentation in the application indicating consent regarding this lot line adjustment by representatives of the Trust in control of the abutting property, Map 129, Lot 172.

III. Primary Planning Considerations

This proposal qualifies as a Minor Subdivision, per the *Claremont Subdivision Regulations*. The following review criteria are from Section 4 of the *Regulations*:

4.01 Compliance with master plan, official map, other ordinances and regulations: While the resultant lot areas are in compliance with the minimum lot area for the surrounding R-1 the subject lot (Map 129, Lot 170) does not comply with Section 22-208. Specifically, the minimum width at the building line is less than 100 feet. Based on staff's best understanding of the parcel's history, this is an existing, non-conforming lot. The proposed lot line adjustment will make the property less non-conforming. Otherwise, this minor subdivision is in harmony with applicable local and state by-laws, ordinances and regulations.

4.02 Character of land for subdivision: The proposed subdivision does not alter the character of the land. The proposal is limited to altering an existing lot line between two adjacent parcels to and does not create any new parcels.

4.03 Premature subdivision development: This form of subdivision does not create any new lots.

4.04 Reserve strip: This review criterion is not applicable to this proposal.

4.05 Preservation of existing features: The proposal, as presented, does not alter existing features in the project area.

4.06 Lot and site layout: This proposal will make the applicant's lot (Map 129, Lot 170) less non-conforming by making the resulting lot comply with minimum lot area requirements, but does not meet the minimum required lot dimension at the building line, which is not unusual for lots in the R-1 district.

Motion: to ___ the application for a lot line adjustment with the following condition: The applicant shall submit two copies of the approved Minor Subdivision to the Planning and Development Office in accordance with the Subdivision Regulations and suitable for recording at the Sullivan County Registry of Deeds.

Made By: Mr. **Second:** Mr. **Vote:** Unanimous

- V. Reports from Boards and Commissions
- VI. Other
- VII. Correspondence
- VIII. Adjournment

Motion: to Adjourn

Made By: Mr.

Second: Mr.

Vote: Unanimous

Meeting adjourned at 8:15PM

Minutes Respectfully Submitted by Kelly LeBlanc