



Planning Board Meeting
Monday, August 26, 2013
Council Chambers, City Hall at 7:00 pm

Minutes
Approved 9/9/13

I. Roll Call

Present: Peter Guillette, Richard Wahrlich, Rusty Fowler, Victor Bergeron, Bruce Kolenda, James Neilsen IV, William Greenrose, James Short (alt)

City Staff: Michael McCrory, Interim City Planner; Kelly LeBlanc, Administrative Assistant

II. Review of Minutes July 8, 2013

Motion: to approve minutes from July 8, 2013

Made By: Mr. Kolenda

Second: Mr. Bergeron

Vote: Unanimous [Bill Greenrose – abstained]

III. Old Business

- **Zoning Updates** - Review of corrections to the recently adopted City Center Project zoning amendments.

Zoning Updates are still in process as more items are being corrected.

- **Draft Site Plan Regulations** - Discussion of draft amendments to the Site Plan Regulations.

Site Plan Regulations are still in process. The City Solicitor and Planning and Development Office have met and are working on the 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.

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.

Motion: accept application as complete

Made by: Mr. Greenrose

Second: Mr. Kolenda

Vote: Unanimous

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. 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 property will be made less non-conforming. Chair Guillette asked how this will affect the tax rolls. Mr. McCrory stated the evaluation of land and taxed area. Until now, the applicant was taxed more on the proposed lines versus what existed. Both parties are in agreement with the lot line change.

Open Public Meeting

Jon Auten, attorney representing Mr. Miller, was present to discuss the application. Attorney Mike First represented the Lambert land parcel and all are in agreement regarding this lot line adjustment (the side of the land in question is approximately 1/5 of an acre).

Mr. and Mrs. Cross, abutters, were present to comment on the application. Mr. Cross confirmed the map presented is accurate. Chair Guillette stated a stamped surveyed plan is taken to be accurate. Mr. Cross asked what the 95% confidence per 100ppm means. Mr. McCrory stated this is talking about the specific capabilities of the surveying equipment. There is a question on the position of boulders and trees and it shows the boulders are on the land of Mr. Cross. Chair Guillette stated that if there is a question of accuracy, a surveyor would need to be hired to confirm property lines. Because this map is stamped, it is presumed accurate.

Close Public Hearing

Mr. McCrory stated that as far as he understands with surveyor equipment, 1/20 of a minute is a small measurement. The corners are identified with capped rebar.

Submission requirements:

Motion: accept N/A items on the Plat Requirements Checklist. Application meets requirements.

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

Motion: to approve the application for a lot line adjustment at 272 Maple Ave, Claremont, NH with the standard 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. Kolenda **Second:** Mr. Bergeron **Vote:** Unanimous

V. Reports from Boards and Commissions

- UVLSRPC board meeting – Chair Guillette updated the Planning Board on the UVLSRPC board news

VI. Adjournment

Motion: to Adjourn

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

Meeting adjourned at 7:31PM

Minutes Respectfully Submitted by Kelly LeBlanc