



Planning Board Meeting
Monday, November 5, 2012
Sugar River Valley Technical Center, 7:00PM
John Goodrich Community Room, 111 South Street

Meeting Minutes
Approved 11-26-12

I. Roll Call

Present: Peter Guillette, Andy Austin, Bruce Kolenda, James Neilsen IV, William Greenrose, Richard Wahrlich, Rusty Fowler (alt), James Short (alt), Ken Harlow (alt)

Absent: Victor Bergeron, Ruben Ramirez

City Staff: Katrina Spaulding

Ken Harlow will sit in for Ruben Ramirez.

II. Review of Minutes October 22, 2012

Motion: to approve the minutes from October 22, 2012

Made By: Mr. Greenrose **Second:** Mr. Wahrlich

Vote: Unanimous

[Abstention – Bruce Kolenda]

III. New Business

- **(PB2012-0021) Zita F. Staples, Claremont, NH.** Two lot minor subdivision approval under Appendix E of the City Code. Property Location: **576 Main Street**, Tax Map 70, Lot 2, Zoning District R-1.

Motion: to accept the plan as complete.

Made By: Mr. Kolenda

Second: Mr. Greenrose

Vote: Unanimous

Tom Dombroski presented for the applicant. There was some question about the original plan presented and the location of the leach field for the septic system on the original lot. Mr. Greenrose asked if the leach field was going to overlap the new second lot. The property will be tied into the City Water system however the sewer line is located on the other side of the river and a septic is required. Charlie Woodman is going to locate the design and location of the existing septic for the applicant.

Mr. Guillette said there will be an easement for the leach field between the two properties.

There is already an easement for the driveway that runs alongside lot 1.

Mr. Kolenda asked if there was already a leach field and how would this affect the property. The new property line will cross over the existing leach field slightly but Tom Dombroski stated there will be an easement for the leach field and recorded at the registry.

The easement for the driveway is already in the existing deed.

Open Public Hearing

Abutters

No Abutters Present

Close Public Hearing

Motion: To Accept the plan subject to the proposed conditions. (1) Applicant must 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. (2) Applicant must execute a driveway access easement prior to the conveyance of new lot 2-2, as depicted on the plan, to an owner other than the applicants. (3) Applicant must execute a utility easement to the owner of existing property.

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

IV. Other – Ms. Hutton mentioned there was a notification for a meeting in Newport for a proposed firing range.

V. Adjournment

Motion: to adjourn

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

Meeting adjourned at 7:30 PM

Respectfully Submitted by Katrina Spaulding