

# Planning Board Meeting - 9/12/18

Wednesday, September 12, 2018

7:32 PM

Attending: Jim Hargraves, Jeanie Lindquist, Tricia Foster, Terri Cantor

- Meeting opened at 7:30pm
- 260 Simonds Road (Donald Anderson):
  - Attendee purchased mother's house
  - Son living at 152; would like to sell a piece to his son (3 acres) and retain the remainder to attach to his property; he is looking to have the property tagged appropriately with wetlands and other markers. Does he need approval or any other procedure to manage the chopping up the property? **No - not at this time.** He may also want to provide other sons later on with portions of the property. **Suggestion is to potentially plan ahead for those parcel pieces. Is there a concern with the wetlands, etc?** That is a concern for the conservation commission. We would be concerned about the frontage associated with the lots. **Work with a surveyor or engineer to mark the wetlands and identify the potential of any future property lots that come from this 40+ acre property. As a caution, the wetlands marking expire, so, plan ahead. Work with a surveyor to identify the property and potentially call out wetlands. But definitely work with an engineer when ready to survey the property further.**
- David Sutton-Brown working with Bruce Adams (lot developer):
  - 70 acres total that is being parceled off; 3 acre parcel taken out of Ch. 61A (conservation) meant for building a home
  - Lot 1 - 3 acres (130,680 S.F.)
  - Frontage is 200' off Mason Road (across from Frost Rd) - 186.16' with a jog and another 18.84'
  - Width is 110' with the house sitting towards the back of the property where it abuts the remaining property
  - Map 3, parcel 50.1
  - Book 26113, page 52
  - Planning Board consented with no evident issues
  - Paid in cash: \$150 - Jim completed receipt (Jeanie brought it down to Beth Ann)
- Approval of the meeting minutes from August 8th, 2018
  - Jeanie put the motion on the floor
    - Jim second ; Unanimously approved
- Discussed homework assignment; EVERYONE accessed the video and Jim read the case studies and we were going to start pursuing that.
- Meeting adjourned at 8:55pm.

Minutes submitted by Terri Cantor.