

Planning Board Meeting Minutes

Date: August 14, 2019

Time: 7:34 pm

x	J. Hargraves		A. Pease
x	J. Lindquist	x	T. Foster
x	T. Cantor		W. Stacy (associate)

Also Attending:

- None

Meeting Opened at 7:34 pm.

Meeting Minutes

- Tricia moved to approve the meeting minutes from July 24th; Jim seconded; all were in favor; Jeanie abstained

ANR

- None

369 Davis Road

- Attendees: Rich Nogle, Zenon Lis, Stephen LaPlante (abutter)
- 369 Davis Road (24 acres) - The existing house has been renovated. The owner is looking to divide the property into 2 parcels; leave the existing house with 3 acres and 200' of frontage and create a large lot parcel of 21 acres to build a future house
- There is only 200' of frontage on the entire lot and therefore not enough to split into the two lots
- The thought is to take 50' from the abutting lot and combine it with the lot to be divided to provide 250' of frontage
- The second lot with the 21 acres is allowed 50' of frontage because it meets the 20+ acres reduced frontage bylaw
- The abutter's driveway crosses the area where the 50' of frontage would be. The new owner can provide an easement to keep the driveway in place
- As long as the frontage and acreage are addressed and a surveyor does a legal lot in accordance with the bylaws, there should be no issue.

Lehtola property; Location between Main St and County Rd

- Ed McSweeney and Stefan McSweeney (from Hollis) for property on Main and County Rd
- Examining 2 building lots with common driveway
- Looking to identify what the rules are for building a common driveway

- Lot 2 and Lot 3 would be developed first; a common driveway, 140', would be built between the two properties. This would negate the need for a driveway on the outside portions of both lots. One lot has wetland on the outside and a possible drop that would need to be taken care of. The common driveway would consume 50' on each lot, reducing impact to any single lot.
- If a special permit is needed, what are the requirements and timelines?
(12.3 in the zoning bylaw) A public hearing is required within 65 days; following the public hearing, the special permit must be acted on within 90 of the public hearing; will need to publish a hearing 2 consecutive weeks before the hearing
- If all goes well, September 25th would be when the Planning Board hears and votes on the request. Applications must be complete at that time. The Planning Board can vote that same day
- After further discussion, need to assess the need for a special permit for the common driveway. Section 4.3 of the bylaw states that a driveway or common driveway may be constructed only after obtaining a permit from the Planning Board or its agent. Any new connections must be approved by the Ashby Highway Department Superintendent. Any driveway with a grade greater than 12% requires special permit. No more than 2 lots may share a common driveway; the driveway cannot be greater than 800' and shall allow for vehicle turnaround

Items not anticipated by the chairman.

- Running list of items for the Planning Board:
 - 7/24/19 meeting: Update the marijuana definition (to be done later this year)
 - ~~7/10/19 meeting: Jeanie to contact Harald to see if he'd be willing to share the concept or talk to the Board on the concept (from 7/10/19 meeting; for our next meeting)~~
 - 8/14/19 meeting: Re-examine the bylaws to remove Planning Board approving the driveway for lots

Meeting adjourned at 9:00 pm.

Submitted by:
Terri Cantor