

Washington Planning Board

Meeting Minutes - Draft

February 13, 2023

- 0.0 Assembly: 6:30PM, on 2nd floor of Town Hall
 - 0.1 Members present: Hatch and Schwartz, Kluk and Crandall joined on Zoom,
 - 0.2 Alternates present: None
 - 0.3 Visitors: Peter Mellen, Mark Florence

Hatch called the meeting to order at 6:30PM.

- 1.0 **Minutes: January 3rd Public Hearing and Meeting** – Hatch asked if any changes were needed in the minutes, no changes or additions were mentioned. Kluk made a motion to approve the minutes as written, Crandall seconded the motion. All voted in favor.
- 2.0 **New Business:**
 - 2.1 **Peter Mellen** – Mellen attended our meeting to present a Lot Line Adjustment for Nathaniel and Julie Taylor in East Washington. They bought an abutting property from the Perez family (TM 23-1) that had 7 tracts in the deed. They sold the house with its tract and kept 6 other tracts (now TM 23-1-1). They want to do a lot line adjustment between 2 of the tracts they still own; tract 3, which is 9 acres on Deer Valley Road and tract 4, which is 1.8 acres on East Washington Road. Mellen said that the result would be a 5-acre lot (tract 3) and a 5.8-acre lot (tract 4), neither lot's road frontage would change. He said there are wetlands (mapped) on tract 3 that caused them to make the lot size 5 acres in order to meet the required 2 acres of upland. He provided the board with survey drawings and an application. He will send the documents as PDFs to share with board members. Schwartz asked if the property is in current use, Mellen said that the Assessors said that it was. Mellen asked Schwartz to send him an email with the required fees before the Hearing. We set the Public Hearing for March 7th at 6:30pm, with our regular meeting to follow. Schwartz will notice the abutters and newspaper.
 - 2.2 **Planning Books** – Schwartz has the new Planning Books for members.
- 3.0 **Old Business:**
 - 3.1 **Ballot for Town Meeting review** - Schwartz sent out the ballot for review by members. Everyone approved of the wording and the document that will be available to explain the questions. Schwartz said she sent the wording to the Town Clerk and will check in with him on Thursday about the ballot.
 - 3.4 **Town Center Vision project** – Schwartz mentioned that the playground location was an issue at the Budget Hearing. She suggested that Crandall speak at Town Meeting about the subcommittee that is being formed to look at the Library adjacent town property and the issues around that. He said that he would.
 - 3.5 **Old School House project** – Schwartz said that the Police are now in residence at the Schoolhouse. Hatch commented on the blue light over the front door.
 - 3.6 **Master Plan** – place holder.
 - 3.7 **ZBA Report** – Hatch said they conducted a working meeting and worked through some procedural issues and discussed other ZBA issues, such as application review procedures and membership terms. They recently held their monthly meeting and had 4 hearings scheduled. They approved 2 cases and denied 2. March 1st is their next meeting.

- 3.8 UVLSRPC** – Hatch missed the February meeting. He said he is happy to continue on as a commissioner after he leaves the Planning Board.
- 4.0 Unresolved Business:**
- 4.1 Setbacks on Non-Conforming Lots** – no discussion this month.
- 4.2 Bruce Putnam Business Permit** – No word from Putnam to date.
- 4.3 Zach Ordway – Business permit** - Nothing has been received to date.
- 5.0 Driveway Permits:**
- 5.1 Byers/Eccard** - East Washington Road, driveway on a right-of-way to back lots TM 13-27 and 13-39, Larry Gaskell checked, waiting on sketch plan. Hatch received a new phone number from Deb and will give them a call again after they didn't return several call previously.
- 6.0 Mergers:**
- 6.1 Gary & Shirley Mahaffy** – 53 Madison Drive, merging lots TM 14-129 and TM 14-133. Schwartz said the deeds were in order and the fees were paid. Crandall made a motion to approve the merger, Kluk seconded the motion and all voted in favor. The new lot number will be TM 14-129. Hatch signed the merger paperwork and Schwartz will send it to the Registry of Deeds.
- 6.2 Anthony Costello** – 43 Bear Hill Road, merging lots TM 23-35 and TM 23-30. Schwartz said the deeds were in order and the fees were paid. Crandall made a motion to approve the merger, Kluk seconded the motion and all voted in favor. The new lot number will be TM 23-35. Hatch signed the merger paperwork and Schwartz will send it to the Registry of Deeds.
- 7.0 Communications:** None
- 8.0 Date for next Planning Board meeting – Monday, March 7, 2023, at 6:30PM, in the upper hall at Town Hall.** Public Hearing for Taylor with meeting to follow.

Members should note that the date for the Spring Planning and Zoning Conference is April 29th, Saturday from 8:45am to 3:30pm. It is virtual and the cost is free. Link here to sign up after March 17th: <https://www.nh.gov/osi/planning/resources/conferences/spring-2023.htm>

- 9.0 Adjournment:** Time: 7:41 PM
Motioned by Crandall, seconded by Kluk, all voted in favor.

Respectfully Submitted,
Nan Schwartz