

Washington Planning Board

Meeting - Draft

March 14, 2023

- 0.0** Assembly: 6:30PM, on Zoom
 - 0.1 Members present: Hatch, Kluk, Schwartz, and Crandall
 - 0.2 Alternates present: None
 - 0.3 Visitors: Peter Mellen

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

- 1.0** Meeting on Taylor Lot Line Adjustment to consider if the application is complete within the 30-day time line.

Kluk asked if we need a new deed for the property if we approve the lot line adjustment. Schwartz said that the 6 remaining tracts are described in the existing deed for the property TM 23-1-1. One of the original 7 tracts (the one with the existing house) was sold. There is a deed for that lot sold to abutter Beard. The lot line adjustment is between tracts 3 and 4. Hatch commented that we bring the approved plan showing the lot line adjustment to the registry. Schwartz said that the plan refers to the existing deed and supersedes that deed. Mellen stated that you don't need a new deed until either tract is conveyed. Since this is under the same ownership it is a lot line adjustment, as opposed to an annexation, which would require a new deed.

Schwartz asked if we need another plan drawing just showing the resulting 2 tracts with their new lot line and acreage. The plan we have shows tracts 3A, 3B and 4, 3B becoming part of 4. Mellen doesn't think so because the notes on the plan state what is being done. Mellen said he will revise the existing plan drawing to note that what is labelled as "Abutters List" will be changed to "Additional Abutters List". He didn't have room on the plan to list the abutters where their lots are so he put those abutters on a separate list. Kluk asked if there were any easements or covenants on the property and Mellen said there were not on these 2 tracts.

We went through the checklist to see if any other items were missing. There being none Hatch asked for a motion. Kluk made a motion to accept the application as complete.

Crandall seconded the motion and all members present voted in favor.

We discussed noticing for another Public Hearing because we didn't have a quorum present at the previous hearing. Kluk said in a review of Planning Board procedures in section 3.09 – Final Review and Public Hearings, she found that we weren't required to hold a Public Hearing because the subject is a simple lot line adjustment. Hatch thinks we have met our obligations for noticing. After discussion with Mellen we agreed to send a notice by regular mail to the abutters that we have accepted the application as complete and we will be voting on it at our next regular meeting on April 4th. We will accept any comments until that time.

- 2.0 Adjournment:** Time: 6:59 PM
Motioned by Hatch, seconded by Crandall, all voted in favor.

- 3.0 Date for next Planning Board meeting – Tuesday, April 4, 2023, at 6:30PM, at Town Hall, on the 2nd floor.**

Respectfully Submitted,
Nan Schwartz