

Washington Planning Board

Public Hearing - Draft

March 7, 2023

- 0.0** Assembly: 6:30PM, on 2nd floor of Town Hall
 - 0.1 Members present: Schwartz, Revane, ex-officio and Crandall joined on Zoom.
 - 0.2 Alternates present: None
 - 0.3 Visitors: Lynn Cook, Jared Beard, Dan & Becky Persechino, Joe Quattrochi, Dennis & Patricia Fallon, Peter Mellen and Mark Florence

Schwartz and Mellen took sometime to explain the plan map to the Public hearing attendees before Schwartz called the Public Hearing on the Taylor Lot Line Adjustment to order at 6:39PM.

1.0 Public Hearing on Taylor Lot Line Adjustment

Schwartz asked Mellen to speak on behalf of the Taylors. Mellen explained that the Taylors bought the property recently and the deed described 7 lots within the property. They sold one of the tracts with the existing house. The resulting lot after selling this lot is TM 23-1-1. The lot line adjustment is between tracts 3 and 4. At present tract 3 is 1.84 acres with frontage on East Washington Road. Tract 4 is 9.16 acres with frontage on Deer Valley Road (class VI). The lot line adjustment will add 4.16 acres to tract 4 resulting in a 6-acre lot with the same frontage on East Washington Road and a 5-acre lot (tract 3) with the same amount of frontage on Deer Valley Road. Both tracts will be conforming lots.

Dennis Fallon commented that the Taylor's are welcome to move the lot line but wanted to know if they have intentions to sell any of the tracts. Mellen said that they bought the property to protect their existing house and lot. Cook asked about the tract next to the brook and whether it was going to be annexed. Mellen said that that is not part of the lot line adjustment. Cook asked if the land was in current use and commented that if they sell any of the tracts the land will have to come out of current use and will be subject to the Land Use Change tax. Schwartz said that they are aware of that. Cook asked if the town still has a building moratorium on class VI roads Schwartz said that the Taylor's are aware of this also. Schwartz asked for other comments or questions. Patricia Fallon asked how many tracts there are. Mellen said that there are 6 remaining tracts. Cook asked about Beard's acreage and what the tax maps will show. Florence commented that he recently sat with the Assessors to update the online tax map. Schwartz said that the online tax map now shows Beard's lot (TM 23-1) and it has 2.5 acres. Mellen explained that only 2 tracts are involved in the lot line adjustment out of the 7 they bought; tracts 3 and 4.

Schwartz asked if there were any other comments or questions to bring up at this point. She offered to send a digital copy of the plan to any abutters and Fallon wanted on sent to him. She said that comments can be sent to the Planning Board up until our next meeting on March 14th. There being no other comments or questions she closed the hearing.

- 2.0 Adjournment:** Time: 6:56 PM
Motioned by Crandall, seconded by Revane, all voted in favor.

- 3.0 Date for next Planning Board meeting – Tuesday, March 14, 2023, at 2:30PM, at Camp Morgan Lodge after Town Meeting.**

Respectfully Submitted, Nan Schwartz