

Wentworth Planning Board Minutes 6 January 2020
Accepted 3 February 2020

Marina Reilly-Collette, John Meade, Palmer Koelb and Craig Pasco Present
Meeting called to order 6:30 PM with Quorum present.

A December meeting was not held due to lack of Quorum so no minutes exist

Meeting minutes of 4 November 2019 were read and Motion to accept by Craig Pasco and seconded by Palmer Koelb. Accepted Unanimously

6:35 J Meade makes a motion to Open the Gove minor subdivision hearing seconded by Palmer Koelb Unanimously accepted.

Mr. T Hahn from FORECO presented Mylars, Drawings, Grade pictures and Grade calculations as well as state approval for subdivision. After review of all documents a motion to accept and close was made by John Meade and seconded By Palmer Koelb Accepted Unanimously Hearing closed at 6:45 All documents were signed for filing

6:46 Palmer Koelb made a motion to open the hearing for comment on Changes to the Wentworth Planning Board Regulations. It was seconded by Craig Pasco Accepted unanimously

There were no Wentworth Citizens present for any comment. Adam Patten as well as Kevin French asked what the changes being proposed were. Both Lot Line adjustment clarifications as well as auxiliary dwelling units were briefly discussed. Without further discussion John Meade made a motion to close the comment session and proposed a vote to accept changes on the 3 February 2020 WPB hearing. This was seconded by Palmer Koelb and unanimously accepted.

6:55 Chair recognized Mr. Kevin French to present a minor subdivision at 234 Atwell Hill Road for the Owner Tamsin L. Stuart. The proposal is a create a new lot and driveway to access such lot. Review of the drawings were made and the only comment was a requirement to note the Well and septic location for the existing home at 234 Atwell hill Road. Fees for 5 abutters and 2 notifications as well as Town, LCHIP and County Filing fee were collected totaling \$142.00 Registered notices will be sent and a review is scheduled for 3 February 2020 meeting.

While Mr. French had the floor he presented another minor subdivision and lot line request for Mr. Adam Patten of 85 East Side Road for a minor subdivision on Map 8 Lot 13-7. A proposal was for 2 lot line adjustments as well as the creation of a new house lot on East Side Road. Discussion was made that the board could actually hear this as a lot line adjustment and then a minor subdivision all being on a single Plat and a single filing at the Grafton County Registry of Deeds. Since this created 3 lot changes all accessed from a Class 5 road then it was agreed to be reviewed as a lot line adjustment first. Then in a separate review a minor subdivision of a lot. Both Reviews could and would be addressed on a single Plat. The Board made comment that the well Arc for the abutter Dean Steven's was within the minor subdivision and the WPB wanted this ARC reflected as on the plat as an easement or notation on the deed. The board had no other comment. Fees for 20 Abutters and 2 notices as well as Town fee for minor subdivision, LCHIP and Grafton County Registry Fee was collected for \$262.00 Registered notices will be sent and a review is scheduled for 3 February 2020 meeting.

7:30 Chair recognized Mr. Scott Sanborn of Cardigan Mountain Land Surveyors who represented Karen Krumenaker and Alan Monroe & Andrea Achilles-Monroe for a minor lot line adjustment on Map 12 Lots 3-9 and 3-10. A minor lot line adjustment is being proposed due to a previous misunderstanding of the actual lot line. This adjustment allows for a transfer of .25 of an acre. to Krumenaker from the Monroes to capture improvements. The board reviewed and had no comments. Fees for 9 abutters and 2 notifications as well as Town fee were collected totaling \$123.00

Registered notices will be sent and a review is scheduled for 3 February 2020 meeting. LCHIP and County Filing fees of \$51.00 will be required upon approval.

Discussion during this meeting was had by the Board as to what was really required for a minor subdivision and or Lot Line adjustment. While certified notices to abutters were determined as required notification at least 10 days before a review an actual hearing was not needed unless requested by the applicant. This could in fact could expedite the process with mid month applicants being proposed provided that 10 days of notice could be met. The applicant also ran the risk of comments and requirements could be required post initial Mylar generation.

A motion to adjourn the meeting at 7:54 was made by Palmer Koelb and seconded by Craig Pasco.