

1 **TOWN OF LYNDEBOROUGH**
2 **PLANNING BOARD MINUTES**
3 **February 20, 2020**
4 *Draft 1*

5
6
7 **7:30 PM Call to Order & Roll Call**
8

9 **Members Present:** Chair Paul Best, Larry Larouche, Tom Chrisenton, Selectmen's
10 Representative Mark Chamberlain, and alternate Charlie Post. Mr. Post will sit on the
11 Board tonight.

12 **Members Not Present:** Mike Decubellis, Bret Mader, Bob Rogers, and Alternate Julie
13 Zebuhr.

14 **Public present:** Rick Duplease, Mike Danis, Darrell Cooper and Real Estate Agent
15 Karl Zahn

16 **New Business:**

17 **Resolution for Wood Lot Only, Map 232, Lot 054 for property owned by John Dick, Jr.**

18 Rick Duplease was present who is the buyer of the property. Landowner John Dick, Jr. was not
19 present.

20 The Resolution is relating to a Note Revision on Recorded Plant No. 25391.

21 The Planning Board reviewed and discussed the resolution.

22 **VOTE: Mark Chamberlain moved to accept the Resolution as written. This Resolution**
23 **shall be recorded at the Hillsborough County Registry of Deeds by the Town of**
24 **Lyndeborough. Larry Larouche seconded the motion. Motion passed. 5-0.**

25 All five Planning Board members present signed the resolution. The next step in the process is
26 to approve the minutes. The secretary read the partial minutes.

27 **VOTE: Mark Chamberlain moved to approve the partial minutes of 2-20-20, above, related**
28 **to the note revision of Map 232, Lot 054 owned by John Dick. Larry Larouche seconded**
29 **the motion. Motion passed 5-0.**

30 The document shall be recorded at the Hillsborough County Registry of Deeds. Town Clerk
31 Trisha Schultz will be provided with the documents from tonight's meeting.

34 **Request for Information:**

35 **Mike Danis: Map 228, Lot 15 on Forest Road in Light Industrial Zone**

36 This property is known as the former Quilty property in a Light Industrial Zone.

37
38 Mike Danis was present to ask questions about potential uses of this property he recently
39 purchased. The property has 620 feet of road frontage on Forest Road/Rt. 31.

40
41 Mr. Danis said he would like to subdivide the property. Tom Chrisenton referenced Section
42 408.00 regarding the Soil Based Zoning and the overlay district. With slight to moderate soils
43 the property would require 5 acres and 500 foot road frontage per lot, even for the light industrial
44 zone.

45
46 The ZBA granted approval for a gas station on Map 228, Lot 15. Mr. Danis asked if the
47 approval goes with the land, which it does. It was noted that regulations have changed
48 regarding gas stations especially in relation to the proximity of wells, which might make it a bit
49 more challenging to meet the updated regulations.

50
51 Mr. Danis said he had a conversation with Mark Antonie, who was the engineer that designed
52 the gas station tanks. The water supply to the gas station would need to be a public water
53 supply requiring the tanks to be 500 feet away from the station and 250 feet away from private
54 wells.

55
56 Another idea is to build a house on the property. Mr. Chrisenton expressed that a residence is
57 not a permitted use in the Light Industrial Zone and a variance would be needed. Real Estate
58 Agent Karl Zahn argued that the surrounding lots are residential and felt the best use of the
59 property is homes. A third idea is to build office retail space and lease the units to different
60 businesses. He was informed that this would require a site plan review by the Planning Board.

61
62 **Darrell Cooper, Center Road**

63 Darrell Cooper and Real Estate Agent Karl Zahn were present.

64
65 Mr. Cooper had a 28-acre lot which has been subdivided twice times for a total of three lots.
66 Note #11 on the map specifies "No further subdivision". Mr. Cooper would like to be released
67 from this restriction so he can subdivide again. This property has been before the Planning
68 Board in 2016 and 2011 for a subdivision and also a lot line adjustment.

69
70 Mark Chamberlain said this is why there is a subdivision plan so properties are not "nicked
71 and dined" and asked if this note was placed there because of the second subdivision.

72
73 It was discussed that abutters were presented the information that if the Planning Board granted
74 the last subdivision that there would be no future subdivisions of the original property. Abutters
75 would need to be notified. Mr. Cooper said the residents who purchased his lots are agreeable.
76 He was made aware that other abutters are required to be notified.

77
78 Larry Larouche asked if there is enough road frontage to do a subdivision. It is possible to get
79 one more lot there. The soil is 143C, light to moderate soils. It was discussed if the road has to
80 be built to town standards. Mark Chamberlain asked if there is a limit to the number of cut-offs
81 on a common driveway.

84
85 **Tom and Ginny Chrisenton, Map 228, Lot 001 regarding Conservation Lands**

86 Tom Chrisenton asked if this can be tabled while they do further research on the tax advantages
87 of conservation lands
88

89 **Driveway permits, logging operations**

90 Debora Barisono, Map 234, Lot 37 on Johnson Corner Road. A temporary logging driveway
91 approved on January 30, 2020.
92

93 The Board discussed the lack of a driveway permits at a house on Center Road that just put in a
94 second driveway. The house is the former George Warren, brick Federal house. The
95 homeowner was notified the work required a permit. The work was done by their son-in-law
96 Matt Fish of Wilton. Mr. Fish was notified if they did not apply for a permit, that the town would
97 issue a Cease and Desist order. Mr. Fish did apply for a driveway permit. Road Agent Mark
98 Chase denied it the permit.
99

100 **Minutes:**

101 The secretary updated the January 2020 minutes.

102 **VOTE: Mark Chamberlain moved, Tom Chrisenton seconded to accept the**
103 **January 2020 minutes as amended. Motion passed unanimously.**

104 The December 2019 minutes are tabled.
105

106 **Correspondence:**

107 None

108 **Other Business Not on Agenda:**

109 None
110

111 **Next Agenda:**

112 Continued Business: Work session on subdivision regulations

113 New Business: Procedure on how to do Warrant Articles. Mark Chamberlain will write a draft.

114 Driveway Permits

115 December and February minutes

116 Pending for April meeting: Bob Bell and Granite State
117

118 **VOTE: Larry Larouche moved, Charlie Post seconded to approve the agenda. Motion**
119 **passed unanimously.**
120

121 **Adjournment:**

122 **VOTE: Larry Larouche moved, Tom Chrisenton seconded to adjourn at 8:45 p.m.**
123 **Motion passed unanimously.**
124

125 Respectfully Submitted,
126
127
128
129

DRAFT