

**TOWN OF LYNDEBOROUGH
PLANNING BOARD MEETING MINUTES
January 20, 2011**

MEMBERS PRESENT: Chairman Tom Chrisenton, Bob Rogers, Tracey Turner, Mike Decubellis, Larry Larouche, and Alternates Bill Ball and Julie Zebuhr

T. Chrisenton began the meeting at 7:30 p.m.

NEW BUSINESS:

(1) Darrell Cooper and Carl & Gail Rowell; Center Road; Map 232 Lots 20 and 21; lot line adjustment

Present: Robert Degan of Monadnock Survey, Inc.

Mr. Degan presented a site plan for a lot line adjustment between two properties located on Center Road and Forest Road. The parcels lie within the Village District and Rural Lands I. Mr. Degan said that this was an equal land swap between the owners. "Parcel A" (1.166 acres) owned by Carl and Gail Rowell would be swapped for "Parcel B" (1.166 acres) owned by Darrell Cooper. This adjustment would give Mr. Cooper additional road frontage on Center Road, an approximate total of 1002 feet. "Parcel A" would not be considered a separate building lot; instead it would be annexed to Lot 232-020. "Parcel B" will also be annexed to Lot 232-021 and not considered a separate building lot. There will not be any change in the lot size of either property.

Abutters, Walter Holt, Michael Young and Hien V. Bui, asked to look at the site plan and Mr. Degan again explained the purpose for the lot line adjustment.

M. Decubellis questioned whether this adjustment would make Lot 232-21 (4.806 acres) a less conforming lot. T. Chrisenton replied "no" since the property is located in the Village District and it is staying the same size. The only change is a reduction of road frontage for the Rowell property. It still has sufficient road frontage and acreage to be a conforming lot under the zoning regulations for the Village District.

Having no further questions, M. Decubellis made a **motion to accept the lot line adjustment, as presented.** B. Rogers seconded the motion. The vote in favor of acceptance was unanimous.

(2) Pauline Ball; 110 Crooked S Road; Map 215 Lot 12; conceptual site plan for a two lot subdivision; RL I

Present: Pauline and Bill Ball

Bill Ball presented a conceptual site plan for a two lot subdivision for review. He said that a 12.99 acre parcel will be subdivided from the original 34+ acre lot. The road

frontage of 500+ ft. fulfills the subdivision requirement. The site plan also showed that there is 2 contiguous acres of dry land on both parcels. Mr. Ball asked to schedule a public hearing for the February 17th meeting at which time Meredian Land Services would present the subdivision application. The Board agreed to that date.

OLD BUSINESS:

Review of draft for Town Report

T. Chrisenton told the Board that he had submitted the Planning Board's copy of the town report to the Selectmen's Office; therefore there wasn't any need for a review.

Brandon Greene; Center Road; Map 234 Lot 1; Rural Lands I

M. Decubellis voiced some concern that a condition of approval for the Greene three (3) lot subdivision had not been met. It was his understanding that that Rose Farm Road, a private road, was to be presented at the 2010 town meeting for a vote on whether or not it would be accepted as a town road. This issue was not presented at that town meeting.

M. Decubellis continued that this condition of approval was based on a technicality because Lot 234-001 was part of a previous subdivision. He read the following from the subdivision regulations: **"Further subdivision will require adequate frontage on a Class V or better highway constructed after January 1, 1997, as required by the zoning ordinance in force at the time of any further re-subdivision."**

B. Rogers agreed that the frontage has to be on a proposed town road; therefore Mr. Greene must go through the process of requesting that the town accept the road.

After some discussion on whether or not this concern was a follow-up issue for the Planning Board or the Board of Selectmen, the Board decided to review the November 19, 2009 minutes and the approved site plan. The site plan note cited the following:

Site Plan Note #8. Rose Farm Road will be offered for town acceptance at the March 2010 town meeting. Presently Rose Farm Road is an existing private road built to Class V standards. (see vol. 6247 pg. 579 dated May 31, 2000 for declaration of private road covenants.) Shall Rose Farm Road not be accepted by the Town of Lyndeborough, then the road shall have status as defined by RSA 674:41 I (B)(2).

B. Ball read the following from the 11-19-09 minutes: **"The Board agreed unanimously that language should be drafted by the Board of Selectmen for a warrant article requesting that Rose Farm Road be accepted as a town road. It should also state that this request is not recommended by the Planning Board."**

T. Chrisenton and the Board agreed that a copy of the minutes highlighting this data should be sent to the Board of Selectmen so that they could decide a course of action.

Arsenault driveway issue

Referring to a discussion at the December meeting, B. Ball asked if there was any information concerning the closing of an existing driveway on the Arsenault property. Because the Selectmen's representative was not present for this meeting, this item was continued until the February 17th meeting.

MINUTES:

Review of minutes for December 16, 2011

B. Rogers made a **motion to accept the minutes of December 16, 2010, as written.**

B. Ball seconded the motion and the vote in favor of acceptance was unanimous.

B. Rogers made a **motion to adjourn the meeting at 8:00 p.m.** L. Larouche seconded the motion. The vote in favor of adjournment was unanimous.

The next meeting will be held on Thursday, February 17th at 7:30 p.m.

Pauline Ball
Clerk

Approved by the Planning Board on February 17, 2011