

**TOWN OF LYNDEBOROUGH  
PLANNING BOARD MINUTES  
September 17, 2015  
FINAL**

**7:30 pm Call to Order & Roll Call**

Chairperson Bob Rogers, Vice Chair Tom Chrisenton, Selectmen's Rep Mark Schultz, members, Larry Larouche, Mike Decubellis, Steve Brown, Alternate Julie Zebuhr and Alternate Paul Best. Bret Mader was not present; Ms. Zebuhr will sit on the Board.

**Continued Business:**

None

**Informal Discussion:**

**Ray Buso re: Map 218, Lot 6 on Maiers Road**

Ray Buso was before the Board to discuss property known as, Map 218, Lot 6 in which he currently has a signed Purchase and Sales Agreement on. This property has land in both Greenfield and Lyndeborough. The Greenfield property is known as R9, Lot 50. The only access to the property is from Maiers Road in Lyndeborough.

The current owner, Roger Williams, has been before the Lyndeborough and Greenfield Planning Boards and Selectmen regarding the property, specifically the town boundaries.

Mr. Buso recently visited the Greenfield Planning Board which resulted in a letter received by the Lyndeborough Planning Board asking the Board to verify if there is enough road frontage in Lyndeborough to build a house and for Lyndeborough to acknowledge they will assume responsibility for emergency services and school transportation. The Planning Board can only answer the question of road frontage and does not have the authority to provide an answer on emergency services or school transportation.

Mr. Buso was before the Lyndeborough Selectmen on September 16, 2015 in which the road agent was directed to measure the road frontage.

The property has 250 feet road frontage on the Class V portion of Maiers Road and 500 feet of road frontage on the Class VI portion. Greenfield does not allow building on a Class VI road while Lyndeborough does not have that restriction. The property is in Rural Lands I.

It was noted that Mr. Buso will be required to sign a municipal liability waiver that he acknowledges the town does not maintain a Class VI road, if he builds on the Class VI portion, and have agreement from the Selectmen.

Mr. Rogers composed two letters in response to Greenfield's requests. Both letters inform them the lot is in compliance. The first version was acceptable to the Board, dated Sept. 17, 2015. The letter did not address emergency response or school transportation. (see below for letter)

**VOTE: Mike Decubellis made a motion to accept the first version of the draft letter to the Greenfield Planning Board composed by Bob Rogers, Re: Roger Williams/Raymond Buso, dated Sept. 17, 2015. Tom Christenton seconded the motion. Motion passed 6-1. Julie Zebuhr voted no.**

Mr. Buso's plans are to first build a workshop on the Lyndeborough portion then in the future a house on the Greenfield portion. He commented how friendly the people from Lyndeborough and Greenfield are.

**Continuation:**  
**Special Exception for Reduced Road Frontage Discussion**

Mike Decubellis shared the data from a build-out analysis he did using 2008 data. Evaluating three different models, which differed in the treatment of existing roads, it showed that there is already a potential for a 41% increase in housing numbers under existing zoning frontage requirements. If lot frontage requirements were reduced, build-out potential would increase from there. Mr. Decubellis also showed the average frontage for Rural Land I (RL1) is 660 feet. Asked what the median was, Mr. Decubellis provided for the minutes that the median frontage is 426 feet for RL1.

Action items are to add to the map every piece of protected properties such as conservation easements or lots that can't be built on in the future. It was noted that some properties have a "no further subdivision" clause but expiration dates exist on them.

The Board debated about amending the soil based zoning.

The Board agrees that stub roads will not be allowed.

Tom Christenton suggested a single family residence shall comply with Rural Land II zoning of 500 feet. Furthermore, if a subdivision is able to combine driveway it can be reduced to 300 feet or 250 feet and that maintains a driveway cut every 500 feet. It can have a special exception. It was also discussed the frontage can be a "less than" amount.

Mike Decubellis was more concerned with the ability to have more homes than driveway cuts. He is in favor of Lyndeborough retaining its rural character. He added there is 100 miles of road frontage in town.

Current zoning is 250 feet in Rural Lands I and 500 feet in Rural Lands II and III. 90% of town has severe soil.

Steve Brown noted that members don't have the same definition of retaining the rural character of the town. An agriculture zone was suggested.

**Number of homes on a piece of property**

Bob Rogers informed the Board that Building Inspector Hunter had a permit for a second home on a lot and can't locate if it is not allowed in the town's zoning.

Members reviewed the zoning. Under Permitted Uses, Page 13, section 701A, single family dwelling. The Board has interpreted this as a single family dwelling. The Board also discussed: 200.09 is a single dwelling, having a single dwelling. Accessory buildings and detached buildings on the same lot was also reviewed.

Mr. Rogers will inform Mr. Hunter that the answer is no and if he needs further explanation he can make an appointment with the selectmen.

**Minutes:**

**VOTE: Tom Chrisenton moved and Larry Larouche seconded to approve the minutes from August 20, 2015. Steve Brown abstained. Motion passed.**

Eight Land Use and Planning books will be ordered for the Planning Board.

**Adjourn:**

**VOTE: Tom Chrisenton moved and Larry Larouche seconded to adjourn at 8:38pm. Motion passed.**

Respectfully Submitted,  
Kathleen Humphreys, Planning Board Secretary

*See below for letter*

Town of Lyndeborough Planning Board  
Citizens' Hall Road  
Lyndeborough, NH 03082  
September 17, 2015

Kevin O'Connell, Chair  
Planning Board  
Town of Greenfield  
7 Sawmill Road  
Greenfield, NH 03047

Re: Roger Williams/Raymond Buso

Dear Mr. O'Connell:

In response to your memo of September 15, 2015 regarding Lyndeborough Tax Map 218, Lot 6, please be advised that the frontage on Maiers Road for this lot is in compliance with the Town of Lyndeborough Zoning Ordinance.

Sincerely,

Robert H. Rogers  
Chair

Copies to:

Lyndeborough Selectmen  
Raymond Buso