

TOWN OF LYNDEBOROUGH PLANNING BOARD MINUTES

August 17, 2017

FINAL – APPROVED

7:30 PM Call to Order & Roll Call

Present: Chairman Tom Chrisenton, Larry Larouche, Bob Rogers, Bret Mader, Selectmen's Rep. Fred Douglas and Alternate Julie Zebuhr who will sit on the Board.

NEW BUSINESS:

None

INFORMAL:

Chris Brown, Holt Road and Pinnacle Road (Schwartz property)

Mr. Brown informed the Board he put an offer on a piece of property on Holt Road and Pinnacle Road. He reviewed the subdivision regulations and is before the Board to ask a few questions before proceeding with the purchase.

The property is 10.5 acres with sufficient road frontage to subdivide. There are wetlands which need to be delineated and ledge. Mr. Brown is considering entering the property from Holt Road if he subdivides into two lots. The property has a fair amount of road frontage with good sight distance.

Mr. Brown reported that there have been two good test pits taken in one location. He was informed regulations state the property requires 2-acres of contiguous dry land and a wetlands permit for a cross wetlands in which they will need to be 75-feet away from wetlands. Ledge would require a state permit.

The Board informed Mr. Brown since the two lots would five acres after the property is subdivided the Planning Board is not required to be present to observe the test pits but they will reserve the opportunity to go out and observe the test pits. Mr. Brown was instructed to inform the Planning Board secretary of a time/date of any future test pits.

CONTINUED BUSINESS:

Wetlands Discussion:

Vote: Mr. Rogers moved, Mr. Larouche seconded to table the wetlands discussion until next month. Motion passed 6-0.

Home Business Amendment:

The Home Business Amendment discussion is tabled until September. The Selectmen have been working on preliminary verbiage. Bob Roger suggested a subcommittee be formed to work with the draft. Bob Rogers and Julie Zebuhr agreed to join the subcommittee.

The selectmen's draft was sent to Town Counsel Bill Drescher's office.

CORRESPONDENCES:

Code Enforcement Officer Ed Hunter sent a letter to the Planning Board in regards to State changes in accessory apartments and suggests working on a warrant for Town Meeting. The new law is in effect.

VOTE: Bob Rogers moved to table the Accessory Apartment discussion for the next meeting and address what needs to change to conform to state law. Larry Larouche seconded the motion. Motion passed 6-0.

It was suggested to visit the State Legislative site to review the minutes and see who testified and what the intent of the law is.

MINUTES & OTHER PERMITS TO REVIEW:

VOTE: Mr. Rogers made a motion, Mr. Larouche seconded to approve the June 15, 2017 minutes which were amended to add comments to reflect the intent is to pursue with the subdivision regulations and not with the zoning. Motion passed 4-0-2. Mrs. Zebuhr and Selectman Douglas abstained.

Driveway permits & Intent to Cut:

It was noted the Planning Board has not received Driveway or Intent to Cut permits.

ANNOUNCEMENTS:

Selectman Douglas will be the selectmen's representative to the Planning Board.

CORROSPONDENCES:

None

Selectman Douglas noted there is an excavator parked on Schoolhouse Road in the woods which has not moved recently. It was questioned if the rock wall was removed.

ADJOURNMENT:

VOTE: Mr. Rogers made a motion, Mr. Mader seconded to adjourn at 8:09pm. Motion passed unanimously.

Respectfully submitted,

Kathleen Humphreys
Planning Board Secretary