

## **Planning Board**

**Wednesday, November 18, 2009**

Allan call to order 7:42 p.m.

Present: John Kieley, Richard Whitcomb, Allan Pickman, Rose Lowry

### **1) Review minutes from November 4th**

Approved unanimously

### **2) Ellis/Odell Plat**

George Ellis stopped by. We did a quick review of the plat, Rose and Allan signed. George will take the plat to Nashua to be recorded.

Other notes: 2 strips of land were bought after 1946 -- from Hadley & Quinn -- Going down 101. Town policy was to combine parcels, or divide due to roads crossing the parcel, for the tax map.

### **3) Sub Committee update/review zoning change calendar.**

December 16<sup>th</sup> – subcommittees present their zoning language to full PB for discussion.

Subcommittees revise language if necessary per discussions

January 6<sup>th</sup> – final language for zoning presented to full PB for approval before posting.

Tweak zoning language if necessary before making public.

January 8<sup>th</sup> (or 7<sup>th</sup>?) – last day to post notice for the first hearing.

Final zoning language available to the public.

January 19<sup>th</sup> – TUESDAY – last day to have a hearing

(if we think the hearing will require a 2<sup>nd</sup> hearing... probably yes.)

### **4) Heather Pratt Lot Line Adjustment**

Adding Desmarais land to Pratt Farm... 80 acres.

Intent is to preserve the land.

Hearing not needed. Yes, notify abutters and easement holders.

PB requested a signed letter from the Desmarais', authorizing the lot line adjustment.

Include number of acres in the letter.

Discussion about Current Use hit.

Perhaps change the adjustment to 75 acres, giving the Desmarais' 11 acres... 10 to be put in CU.

There will be a CU penalty, but probably nominal. (not sure of amount).

Not sure if the financial impact is worth worrying about, so may be fine to leave as is.

Preliminary Plat left in Town Office.

**Motion to adjourn:** 8:50pm. John, Allen 2nd, unanimous.

Respectfully submitted,

Rose Lowry, Planning Board Secretary (filling in for Betsy.)