

Planning Board Meeting
February 17, 2015
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Present: Chair Bill Nebelski, Dorianne Almann, Morris Klein, Stefan Zielonko, Alternate Roberta Cook, Selectmen's Rep. James O'Malley. Clare Hudon and George Benedict were excused. Dwight Smith was absent. Applicants and four members of the public were present.

Chair William Nebelski called the meeting to order at 6:30 pm. He read the public hearing notice on the application for Development Review Boundary Line Adjustment submitted by Lawrence & Theresa Derting and Timothy Akeley, tax map 20 lots 3-5 & 3-6, 15 & 16 Yeaw Rd., in the Rural Agricultural District. The applicants propose an addition of land to lot 3-6. Morris Klein made a motion to accept the application. He was seconded by Stefan Zielonko and the motion passed unanimously. David Mann, Land Surveyor, representing the Derting and Akeley families explained that Entergy is offering a buyout program for employees if their home does not sell after six months. Entergy would not consider buying a lot with more than ten acres of land. To be eligible the Derting's would need to do a Boundary Line Adjustment with the abutting lot owned by Timothy Akeley. This would reduce 9.9 acres from lot 3-5 to total 9.82 acres. Lot 3-6 would increase to 29.5 acres. These lots were part of an original approved subdivision and are rear lots. These lots utilize Yeaw Road.

Chair William Nebelski asked for questions and comments from the public, hearing none the public portion of the meeting was closed and asked for questions from the Board.

Morris Klein asked who has access to Yeaw Road. (Four residences total, Derting, Akeley, Clement and Yeaw). Any plans to update ROW? (No). Do these homes have town water? (Yes). The map presented shows addition lots abutting Plain Road, do they have frontage on Plain Road or do they utilize Yeaw Road? (Those lots have frontage on Plain Road). Is Yeaw Road a town road? (No it's a private road). Do lots 3-5 and 3-6 have existing homes? (Yes). Where is the septic on lot 3-5? (Septic is behind the home). #7 on the plan explains drainage for this subdivision? (No #7 pertains to prior subdivision that was never developed, lots were going to be one acre lots, and instead the lot was split to two lots).

Morris Klein made a motion to approve the Boundary Line Adjustment dated 1/7/2015. He was seconded by Dorianne Almann, and the motion passed unanimously. Chair William Nebelski and CDC Kathryn Lynch signed the Mylar presented to the Board. David Mann will bring the Mylar to Cheshire County Registry of Deeds.

Board Business:

CDC Kathryn Lynch informed the Board of 21st Annual Spring Planning & Zoning Conference May 2, 2015 and asked members to get back to her if they are interested and she will sign them up.

Selectman James O'Malley gave the Board a copy of the Source Water Protection Plan for the Hinsdale Water Department from Granite State Rural Water Association for their review. He explained that this will be completed between January and April of 2015.

Morris Klein made a motion to approve the minutes as amended dated January 20, 2015. He was seconded by Selectman James O'Malley, and the motion passed with Selectman James O'Malley abstaining.

With no other business to discuss, Morris Klein made a motion to adjourn. He was seconded by Stefan Zielonko. The motion passed unanimously and the meeting ended at 7:00pm.

Respectfully submitted,
CDC Kathryn Lynch