

**Lancaster Planning Board
Minutes of Meeting**

Meeting held upstairs in Town Hall

Wednesday – February 13, 2019

Meeting was called to order by Chairman Mark M. E. Frank at 6:32 P.M., followed by the Pledge of Allegiance.

Initial Business:

Roll Call:

Regular Members:

Present: Chairman Mark M. E. Frank, Vice Chairman Andy Nadeau, Justin Carter and Penny Noyes.

Absent: Selectmen's Representative Leo Enos, Rusty Scott and Mark M. St. Pierre.

Alternate Members:

Present: Garrett Savard, and Selectmen's Representative Alternate Leon Rideout.

Absent: Greg Westcott, Shane Beattie, Rick McCarten and Don Doolan.

Student Representatives:

Absent: Isabella Gaetjens-Oleson and Andy Smith.

Selectmen's Representative Alternate Leon Rideout was present as a full voting member for the night's meeting due to the absence of Selectmen's Representative Leo Enos. Alternate member Garrett Savard was appointed to full voting member for the meeting due to the absence of regular member Mark M. St. Pierre.

To review and approve the minutes of the December 12, 2018 meeting.

A motion was made by Justin Carter and seconded by Garrett Savard to accept the minutes as written. A vote was taken and the motion carried.

Benjamin S. Gaetjens-Oleson explained there were no minutes from the January 9 meeting to approve due to no business being conducted because of a lack of a quorum for that night's meeting.

Appointment(s): None.

Application Submission(s)/Public Hearing(s):

Minor Subdivision

Case# 811 – Edward W. Merrow – Applicant/Owner requests a minor subdivision to divide 1 lot along Pleasant Valley Road into 2 lots. Said minor subdivision will result in one lot totaling approximately 11.00 acres with the remaining lands totaling approximately 51.55 acres. Land Zoned Agricultural. (Tax Map R06 – Lot 003 (62.55 acres), 100 Pleasant Valley Road).

Vice Chairman Andy Nadeau recused himself at 6:37 PM to present Case# 811.

Andy Nadeau, surveyor for Horizons Engineering and agent for the applicant, passed around plans of the subdivision and explained the purpose. He stated there was a house recently

constructed on the lot and the applicant's plan was to subdivide the lot to sell off the house with approximately 11 acres in order to keep it in Current Use. The remaining land will have road frontage on either side of the new lot for access to the larger, back portion, of the land. Mr. Nadeau explained there is a well located on the remaining lands that will provide water to the new home. A new septic system was recently constructed to service the house. The septic is located towards the front of the lot.

Chairman Mark Frank stated a condition should be placed on an approval concerning rights for the owner of the home to utilize and maintain the well on the remaining lands. He then asked Mr. Gaetjens-Oleson if all information required for a completed application was included. Mr. Gaetjens-Oleson confirmed that everything necessary and relevant for the Board to consider the request was included.

A motion was made by Justin Carter and seconded by Leon Rideout to accept the application as complete. A vote was taken and the motion carried.

Chairman Frank opened the Public Hearing at 6:42 PM. Noting the applicant's agent had nothing else to add the hearing was opened to the abutters. Noting there were no abutters present who wished to speak to the case the hearing was opened to the public. Noting there was no one from the public wishing to speak to the case the public hearing was closed at 6:44 PM and opened only to the Planning Board. Chairman Frank asked Mr. Gaetjens-Oleson if he had received any correspondence from abutters or the public. Mr. Gaetjens-Oleson stated none had been received. Garrett Savard noted the 500-year flood zone touches the property and questioned whether the new septic was within it. Mr. Nadeau explained it was not. Noting the Planning Board did not have anything else to add a motion was called for final approval.

A motion was made by Justin Carter and seconded by Leon Rideout to accept the plan for Final Approval with the following Condition Subsequent:

- 1. A clause shall be added to the deed upon conveyance of Lot 1 to read similar to the following: "together with the right to take water from the existing well on land of the Grantor, including the right to access said land for maintenance, repair or replacement of said well and associated water line".**

A vote was taken and the motion carried.

Vice Chairman Andy Nadeau returned to the Board at 6:47.

Other Business:

Preliminary Conceptual Consultation(s): None.

Commercial Building Permit(s):

- Robert Cummings/D'Amico Associates-485 Prospect Street to enlarge laundry room and repair structural issues at main building of Mountain Lake Campground.

Voluntary Merger(s): None.

Recent Zoning Decision(s):

- Margaret M. Hobbs-Use Variance Denial-Mr. Gaetjens-Oleson explained Margaret Hobbs of 104 Middle Street was denied a Use Variance to raise 2 hoses on her property due to the insufficient lot size of her property to appropriately care for the horses and the negative impacts it would have to her abutters.

Training Topic(s)/Material(s): None.

Announcement(s)/Correspondence(s):

- Notice from NH DHR-Cloutier Lancaster Development, LLC Biomass Project-Mr. Gaetjens-Oleson explained he believed Greg Cloutier is planning to put a wood pellet boiler in the Old National Bank building.
- Save the Date-NH OSI Spring Planning/Zoning Conference 06/01/19-Mr. Gaetjens-Oleson stated registration for the June conference would open up in March after the sessions were finalized. He reminded the Board that the Town will pay for registration and mileage to travel but he encouraged car-pooling.

Other business as may legally be brought before said meeting.

Noting that there was nothing further to come before the meeting a motion was called for to adjourn.

A motion was made by Justin Carter and seconded by Penny Noyes to adjourn. A vote was taken and the meeting adjourned at 6:55 P.M.

Respectfully,



Benjamin S. Gaetjens-Oleson
Clerk Pro Tem

Approved: 3/6/19



Mark M. E. Frank – Chairman