

PLANNING BOARD MEETING MINUTES
AUGUST 16, 2023, 7:00 PM AT DUNBARTON TOWN OFFICES

The chair called the meeting to order at 7:00 p.m.

Roll Call Attendance

Ron Slocum, Ex-Officio Justin Nault, Vice Chair George Holt, Chair Chuck Frost, Ken Swayze, Secretary Alison Vallieres.

Business

The chair confirmed with the secretary that this meeting was posted in two places and on the Town's website.

1. Approval of Minutes: **Ron Slocum moved to approve the minutes of the July 19, 2023 regular meeting; Ken Swayze seconded the motion. All in favor.**
2. Correspondence – An abutter's notice was received from the Town of Weare for a public hearing to be held on August 21, 2023 for the renewal of the Earth Excavation Permit for Thibeault Corporation of New England.
3. Selectmen's Report – a) Mr. Nault reported that the roof of the Town Offices and part of the Town Garage were repaired/redone. The BOS will do a Request For Proposal for a complete roof replacement at the police and fire department building. b) Donna asked about work being done on the second floor of the Town Hall, as no permits have been pulled nor inspections performed. Mr. Nault said he would address this with the Board at the next night's meeting.
4. Building, Planning & Zoning Department Report – a) ZBA Appeal of Administrative Decision submitted by Michael Guiney was denied at the August 14, 2023 meeting. b) The Town prevailed in the Guiney v Town of Dunbarton court case. c) Efforts are ongoing to get the pole at the end of Kelsea Road moved so the highway department can create a better turn-around before snow flies. Surveyors have staked the edge of the ROW, there were some questions raised, discussion continues, Unitil is on hold until a new location can be agreed upon. d) Donna spoke with the Board about a lot on Grapevine Road that recently sold. Apparently it was part of three tracts in common ownership years ago; it appears that the three tracts were sold/deeded separately without going through the subdivision process. Two parcels were subdivided and all of those lots have transferred ownership at least once. This 24-acre parcel has been owned by the same party since July 2004. A timeline of the transfers was reviewed and there was discussion on the best way for the matter to be corrected. Jacques Belanger has been in contact with the surveyor who did a boundary plan in 2003 and learned that they would be willing to put the plan on a mylar to be recorded. After discussing a variety of suggestions, it was agreed that the new owner should have their attorney work with the former surveyor to get the plan recorded. This would create a new starting point for title

reference, which is particularly important because the new owner plans to submit for a four-lot subdivision of the parcel.

Old Business - None

New Business – None

Other Business

Land Development Regulations – The chair said he would like to establish a sub-committee to finish the review of the draft LDR. He said it is a very cumbersome project, especially when the full board is going through the different sections, so he thought it might be more efficient to have a sub-committee work on it outside of the regular board meetings. He said the sub-committee could then bring their recommendations to the full board for approval. Donna stressed the importance of getting all pertinent information from the existing regulations into the new LDR handbook. Several sections have been reviewed and updated with suggested changes. The committee could start with the list of questions that have been brought forward from the members' reviews, then pick up with the remainder of the sections. It was agreed to form a sub-committee. Don Stairs and Jonathan Lefebvre told Donna through the office that they would like to serve on that committee. Ken Swayze and George Holt also voiced interest in being on the committee. Chuck Frost will alternate with Ken Swayze in the event Ken is unable to make a meeting. It was agreed to schedule the committee meetings on the Board's typical workshop date, the first Wednesday of the month. The group will meet on September 6th at 6:00 p.m. in the Town Office meeting room. Donna will gather and organize documents for distribution to the committee.

Justin Nault moved to adjourn the meeting at 7:57 p.m.; seconded by George Holt. All were in favor.

Respectfully submitted,
Donna White