

Dalton Planning Board

Minutes of 01/05/11

Present: Nancy McVetty, Sandy York, Bill Howe, John Letson, Ann Craxton and Erik Nielsen

Meeting called to order at 7:26 pm

Nancy motioned, Bill seconded and all agreed to accept the prior month's minutes.

Bill Howe opted to recuse himself as he is an abutter to some of the properties. Sandy motioned Nancy seconded and all approved to have Ann be appointed to the position. The Board and Michele reviewed the status of her applications. The first lot line adjustment is still at the conditionally approved stage. Per Michele, DES has not yet given their approval of the lot line. The second application has had multiple maps given but the board is currently reviewing the proposed subdivision plan which shows one proposed lot to have 200' road frontage and the other to have approximately 182'. Michele Rzepa presented the board with a request of variance of the minimum road frontage on this application. Michele then informed the board that her interpretation of the laws is that since the planning board is not a zoning board, they do not have the authority to receive or vote on variances. She also informed the board she needed a decision as there is a contract for sale on portions of her properties. After further discussion Nancy motioned to disallow the variance, Sandy seconded and all agreed to the motion. Nancy motioned to not approve the subdivision based on the lack of 18' of road frontage to meet the 200' requirement as per our subdivision rules, Sandy seconded and all agreed to the motion.

Bill rejoined the board so Ann resumed her role of alternate.

Ann Pelotte presented the board with her lot line adjustment application. Sandy motioned to accept the application as complete, Nancy seconded and all agreed. Sandy motioned to approve the lot line adjustment, Nancy seconded and all agreed.

Mark Vander-Heyden presented the board with a proposed subdivision of Mark & Martha Haskins' land. Other than DES approval everything looks okay.

Sandy motioned, Nancy seconded and all agreed to move the February meeting to the seconded Wednesday (9th) due to attendance issues.

Sandy and John opted to recuse themselves as John and Tammy Letson's lot line adjustment will be heard next. Tammy also opted to recuse herself and Nancy took minutes. Motion was made by Nancy and seconded by Bill to have Erik and Ann become voting members for this hearing. After review of the plan Bill motioned, Nancy seconded and all agreed to approve the plan. Bill signed the plan as acting chairman.

Meeting adjourned at 8:53.

The next master plan work session will be held on Wednesday, January 12 at 7pm

The next meeting will be held on Wednesday, February 9 at 7pm