

Dalton Planning Board

Minutes of 06/04/03

Present: John Letson, Dean Sweeney, Bill Howe, Sandy York

Meeting called to order at 7:01 pm

The appointment papers were approved and signed by the Board of Selectmen. Dean Sweeney and Bill Howe were sworn in for a three year term each. Sandy York was sworn in for a two year term. Linda Cloutier has been appointed by the selectmen for a one year term but was not at the meeting to be sworn in. This now brings the full members of the board up to the required number of 5 on rotating terms as specified by the State of New Hampshire.

Motion made, seconded, and approved to accept minutes of last month's meeting.

Old Business:

The Mike and Sue Osgood attended the meeting to discuss the situation of two mobile homes being on one building lot. They discussed the feasibility of moving the second mobile home to the land locked parcel behind their property owned by Brad Whitcomb. The Planning Board is willing to consider that solution as long as permission is given by Brad Whitcomb, the sewer / septic situation is taken care of, and the current driveway will be continued to be used by both trailers. Another option the Osgoods discussed is to purchase another parcel of land. The Planning Board granted the Osgoods until next month's meeting to have a viable plan.

Michelle Rzepa returned her copy of "New Hampshire Planning and Land Use Regulation" and said she would bring down her notebook at another time. Dean Sweeney will contact Mike Loughnane and ask for his books back.

After discussion between the secretary and NHMA's attorney, Jen, the Planning Board will send out a letter to Ruth Leporati recommending that if she is going to take the time to subdivide her property, she should subdivide all three buildings onto their own separate lots.

Also because of the discussion between the secretary and Jen, an NHMA attorney, the Planning Board will continue to require the applicant to submit the abutter's list when necessary. The Planning Board will then verify the list and add to as necessary. This decision is based on the fact that if there is improper notification of abutters, sole responsibility is on the Planning Board.

New Business:

Chickie Ingerson requested an application to open a second gravel pit on his property to be located in the vicinity of his current pit. The application will be mailed on June 5, 2003. In the meantime the Planning Board approved his being able to clear brush and remove some top soil.

The Chairman wishes to look at possibly redoing the Board's applications in order to make the

process easily understood by all members of the board and the applicant. The applications will contain a check list and time table indicating which steps need to be taken at what time. Before implementing the applications, the Planning Board as a whole will offer suggestions and finally approve them.

The Chairman, upon the suggestion of members of the Board, will look at the fee schedule to see if it should also be updated. He will also look into the possibility of requiring a deposit before certain steps are taken so the Board does not have to expend money it may not be able to recover.

The Stapleton septic system and elevation certificate have been approved by the appropriate federal and state agencies. The Planning Board reviewed the paper work and concur that it seems to meet the necessary requirements. As long as Dalton's Flood Plan Ordinance requirements are met, the Planning Board gives their approval.

Meeting adjourned at 8:12 pm.

Next meeting will be held at the Dalton Town Hall on July 2, 2003 at 7:00 pm.