

Dalton Planning Board

Minutes of 09/07/05

Present: Bill Howe, John Letson, Sandy York, and Nancy McVetty

Meeting called to order at 7:01 pm

Minutes of August 3 meeting were approved.

The Board made a motion which was passed to accept Crosby's application. The Board motioned and approved the subdivision contingent on altering the map and lot and adding a legend.

The Board motioned and approved to accept the Duval - Leparati subdivision. Tim Sutherland and Stan Ford appeared representing the Duval - Leparati subdivision. Motion was made and approved to approve the subdivision.

Mr Boulanger represented Dubois & Zucker possible lot line adjustment. This is to clean up an issue of one house being located over the property line of another. The two owners are swapping property lines around the house. The maps are missing road frontage. Set backs will be granted a variance so as to be able to clean up an existing problem. The Board agreed to have a hearing on this next month.

Mr Kellog appeared to discuss the Murdock - Hailstone property with the same situation as above. Mr Murdock has agreed to grant Mr Hailstone a portion of his land to clarify the situation. A variance to the set back regulations will also have to be granted. The Board agreed to have a hearing next month on this.

Mr Kellog also presented a plan that they hoped would be a lot line adjustment. Being what is wanted it would have to consist of a merger then a subdivision. The Board agreed to have a hearing next month on this.

The Board motioned and approved to accept the Kelly Manson subdivision. Mark Vander-Heyden and Jeff Woodburn represented the owner. The board contacted an attorney at LGC on this situation. His opinion was that the proposed hammerhead road is not a viable road. This opinion is that a road has to have a purpose and must go somewhere. Bill voiced an opinion that the road frontage needs to be looked at as a possible variance because the subdivision proposal meets the spirit of the rules. Sandy and Nancy both feel the subdivision rules are not being followed as to road frontage. Motion made to deny the application based on not meeting rules and regulations. Motion received an unanimous decision. Payment was not received but will be delivered to the Town at a later date.

Motion was made and approved to buy new law books for each board member.

Motion was made and approved to attend the November 5 Fall Planning and Zoning Conference.

As many members as possible of the board will attend the Lancaster Hearings on September 13 and October 11 hearings for Mark Morel's proposed subdivision bordering Dalton on Rt 142.

As neither the Board nor the surveyor, Mr Sutherland, have heard from either Mr Knowlton nor the Cady family the motion was made to approach the Selectboard to have the town attorney help us take the next step. We will also offer to have as much money taken out of our budget as possible.

Meeting adjourned at 8:36 pm.

Next meeting will be held at the Dalton Town Hall on October 5, 2005 at 7:00 pm.