

Dalton Planning Board

Minutes of 11/03/04

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

Meeting called to order at 7:00 pm

Minutes of October 6 meeting were approved.

Mr James Newton came in about Mr David Dana's proposed lot line adjustment. He wanted to verify the adjustment did not include any of Mr Newton's land. He was reassured that the lot line was between two of Mr Dana's properties.

Mr Dana was in attendance and was willing to answer questions about the proposed subdivision but as his surveyor Mark Vander-Heyden was not yet in attendance did not want to start the official procedures. According to Mr Dana the 'unbuildable' area of his land was part of the subdivision and subsequent transfer of land to the Society for the Protection of NH Forests. It is not on any of the land in the current proposed subdivision. Mr Dana brought along the original design plans for the roads in question. Mr Vander-Heyden arrived and offered a surveyor's opinion on how to read the designs. From where Mr Dana believes Ridge Road ends to the end of the proposed road in the subdivision the slope does not exceed 4 ½%. The slope of Cabot Trail ranges from 8 to 14%.

The Planning Board requested and Mr Dana approved a site visit of at least Ridge Road Extension and Cabot Trail. The Board will schedule after talking to the Road Agent, Bob Wentworth. As soon as a date is picked, the Board will notify all members, David Dana, and Mark Vander Heyden.

Motion was made, seconded, and approved to accept the application for David Dana's Lot Line Adjustment. After reviewing the plan the Board approved the Lot Line Adjustment.

Motion was made, seconded, and approved to accept the subdivision application for David Dana's proposed subdivision. The Board was shown that there was no longer a lot split by the road. That acreage was added to an adjacent proposed parcel.

The Board decided to table the application pending their site visit. The application will be reopened at their December 1, 2004 meeting.

Mr Vander-Heyden asked about a possible lot line adjustment of map 408 lots 89 & 90. The Board explained that they would need to see plans and indicated that the Conservation Commission should probably be given an opportunity to see and speak on the proposal.

Meeting adjourned at 8:11 pm.

Next meeting will be held at the Dalton Town Hall on December 1, 2004 at 7:00 pm.