

Dalton Planning Board

Minutes of 12/07/05

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

Meeting called to order at 7:01 pm

Minutes of November 2 meeting were approved.

Mark Morel and Mark Vander-Heyden came about the impact of the road accessing the subdivision plan approved by Lancaster with access only thru Dalton. Mr Vander-Heyden presented the Board with the subdivision plans and road engineering plan as well as a copy of RSA 674:53 indicating that the sole issue the Board had jurisdiction on is the road and the access to current road (Rt 142). Mr Morel presented the history and hopes behind creating the subdivision. Cathy Conway spoke about her discussion with DOT. They required minor changes to their plans which Cathy Conway believes have been taken care of. She has not been able to directly confirm this with DOT nor has DOT issued final approval. Sandy read the attached letter into record indicating concerns by Dorothy White's residence that the water line currently runs parallel to the current driveway. They are concerned that the construction of the road will disrupt an already problematic water line. Mr Morel stated he was aware of the line and his contractor has agreed to work with and around this issue. Mr Vander-Heyden indicated the notes of the plan needs to be altered to indicate this second water line. John Paquette, an abutter, voiced his approval of the subdivision and had no concerns over the increased traffic. Brian Hardy wanted clarification about the making sure the notes will be adjusted. No other opinion was offered. A motion was made to accept the proposal contingent on the adjustment to the water line notes and contingent on Lancaster receiving all their required documentation. This motion was made, seconded, and approved.

Richard Collins came proposing a subdivision of Marilyn Koczur's property into three properties. This subdivision includes a hammerhead road created just to give the required 200' road frontage. Two of the properties have more than enough road frontage but the 3rd does not. They suggested creating a fourth lot and a road with access off Nichol's road. The Board had no objections to this idea.

Martin Cowens presented a preliminary plan for a new subdivision for John Desrochers. They decided to scratch the last plan and start over. The plan is similar but has the possibility for future subdivision. The board only has a question on the

Alan Astle purchased land from Preston Zucker and now wishes subdivide the property. These subdivided properties will then be merged to current

The budget

Meeting adjourned at 7:30 pm.

Next meeting will be held at the Dalton Town Hall on January 4, 2005 at 7:00 pm.