

Dalton Planning Board

Minutes of February 3, 2016

Present: Bill Howe, Ann Craxton, Terri Parks, Carl Lindquist, Erik Nilsen, and Nancy McVetty.

Meeting called to order at 7:00 PM.

Planning Board members reviewed the minutes of December 2, 2015. Nancy McVetty motioned and Ann Craxton 2nd the motion to pass the minutes as written and all agreed.

Reappointment letters for Erik Nilsen and Ann Craxton were signed by the Planning Board Chairman, Bill Howe. The letters will be delivered to the Dalton Selectboard.

James Smith, JPS & Associates, came before the board in regards to Map 404 lot 31 with survey maps requesting waiver for 3 lots less than 2 acres per lot. The Planning Board advised a waiver could not be done, minimum is 2 acres. James Smith responded the subdivision request will be for 2 lots. The Planning Board advised that as the property is on a Town road, questions in regards to driveways and approvals will be done by Road Agent, Bob Wentworth.

James Smith then began discussion and review of plans with the Planning Board based on a subdivision for two (2) lots. There will need to be an application submission review prior to any hearing on subdivision. Application will be completed and mailed to the Planning Board attention to the Secretary, Cathleen Fountain.

Douglas F. Ingerson Jr, owner of Chicks Sand & Gravel, appeared before the Planning Board in regards to Map 406, lot 2.1, as an advisement. His plans are a proposed concrete plant lease area on the property of J. W. Chipping Corp. This is not a subdivision or sale, but a renting or leasing of the land. Mr. Ingerson went over all of his plans and answered questions from the Planning Board Members.

As the town of Dalton does not have zoning, it has no vehicle to approve or deny this project. Mr. Ingerson is doing the town of Dalton a courtesy by informing us of his plans and asking for any input, concerns, comments or questions that the town might have.

The Planning Board thanked Mr. Ingerson for his time and coming before the Planning Board.

Planning Board discussed the presentation, and appropriateness of advising adjacent towns. Nancy McVetty will draft an advisement letter, and upon completion the secretary will send the letter out to the appropriate town planning boards.

Discussion on deed recorded of two (2) parcels for lot 413 – 22. This is a part of “The Residuary Trust 91101, David Dana.” There being no records in the Planning Board files for this property in regards to a subdivision it will need to be researched at Coos County Registry of Deeds. The research should be for subdivision etc. Secretary will need to research as far back as 1986.

There being no further business, meeting adjourned at 8:30 PM

The next regular scheduled meeting is Wednesday, March 2, 2016 at 7:00 PM.