TILTON PLANNING BOARD
Meeting Minutes – April 26, 2011

(Approved 5/10/11)

Agenda
6:30 p.m. Call to order
   Minutes of the April 12, 2011 meeting
   Correspondence, Other Business
6:35 p.m. PB Case #11-03 Subdivision review of the Dwyer Estate for a lot line adjustment and relocation of the driveway. Property located at 53 Clark Rd Tilton, NH in the Medium Residential District.
   Tax map R16 Lots 7 & 7-1.
7:00 p.m. Conceptual discussion with Gaslight Village Cooperative.

Member Present: Deana Cowan – Chair, Jane Alden – Vice Chair, Nick Canzano, Mike Curley, Robert Haberman, Sarah Paratore, and Sandy Plessner – Ex Officio.


Meeting: Called to order at 6:30 p.m.

Minutes: The Chair asked the board if they had reviewed the minutes of April 12, 2011. Hearing no further discussion S. Paratore made a motion to accept the minutes as revised by S. Plessner. Seconded by N. Canzano, vote taken motion passed in favor by all.

Correspondence:
   • Letter from Conservation Commission addressing MB Tractor site on Manville Rd explaining their conditions.
   • DOT Driveway permit approval for Dwyer Estate subdivision
   • Belmont Planning Board agenda
   • List of conditions of approval for the board to review.

Ms. Plessner introduced the new planning board member Richard Benson to the board.

6:35 p.m. PB Case #11-03 Subdivision review of the Dwyer Estate for a lot line adjustment and relocation of the driveway. Property located at 53 Clark Rd Tilton, NH in the Medium Residential District.
   Tax map R16 Lots 7 & 7-1.

The Chair reviewed the application and stated it appeared to be substantially complete and made motion to accept the application, 2nd by M. Curley. Hearing no further discussion vote was taken and motion passed, all in favor.

Jim Bolduc of Lepene Engineering and Surveying is here representing the Dwyer Estate.

Mr. Bolduc stated they were here before the board in October of last year for the subdivision of the property located on 53 Clark Rd. He explained the following points:
• Property was 4 acres and we subdivided into two 2-acre parcels to make it more marketable to liquidate the estate.
• Planning board on October 27, 2010 approved subdivision.
• Subdivision was recorded in Belknap County Registry of Deeds.
• Mr. Applebee solicited bids to put in the driveway and found there would be cost savings if the driveway were relocated 20 ft up the hill.
• Created the lot line adjustment to make both lots same as previously submitted.
• Will need to cut the brush back to line of site.
• Submitted a revised driveway permit with DOT that has been approved for the new location.

The board reviewed the DOT driveway permit to see where changes were made.

The chair opened the discussion to the public.

Janice Boudreau feels the new location of the driveway is safer than the previous driveway that was planned. The new driveway Mr. Applebee’s only option.

Hearing no further discussion the Chair closed the public discussion reopened to the board.

R. Haberman made a motion to approve the subdivision lot line adjustment and driveway relocation as applied for, seconded by J. Alden. Vote taken motion passed, all in favor.

7:00 p.m. Conceptual discussion with Gaslight Village Cooperative.

Call was received that they were not going to be able to attend this meeting.

7:05 p.m. Motion made and seconded to adjourn the meeting.

Minutes were prepared by Augusta Marsh, Land Use Assistant

(Minutes are subject to the review and approval by the Planning Board at the next scheduled meeting.)