

**Town of Landaff
Planning Board Meeting Minutes
December 9, 2013**

Present: Patrick Webb, Chairman; Brenda Dodge, Harry McGovern, Valerie Kimber Roy (Ex Officio), Nancy Cooper-alternate, and Heather Westover-Secretary

Absent: Shirley Peterson, and Deb Erb

Call to Order / Roll Call: Planning Board Chairman, Pat Webb called the December 9, 2013 meeting of the Planning Board to order at 7:03pm. Attendance is stated above.

PUBLIC SESSION:

The minutes of November 12, 2013 were reviewed and approved by the members present; a motion was made by Harry McGovern and 2nd by Brenda Dodge to approve the minutes as noted. Passed 4 to 0. (Webb, Dodge, Kimber-Roy; McGovern).

At 7:05pm the Chairman opened the previously scheduled public hearing on Kevin E Schofield's application for a major subdivision. Mr. Schofield was present. Chairman Webb led the meeting but excused himself from voting as he is a land abutter. Tom Smith, Mr. Schofield surveyor brought updated Mylar maps to indicate the subdivision request to divide the land into two lots. There were no questions from the Board, and the Chairman noted that no comments had been received from any abutter. Harry McGovern made the motion to approve the Major subdivision, which was seconded by Valerie Kimber Roy. The subdivision passed 3 to 0 (McGovern, Kimber-Roy and Dodge), with Webb abstaining.

To note for purposes of the minutes/votes, Nancy Cooper entered at 7:18pm. And in the absence of Deb Erb, the Chairman appointed Nancy Cooper to serve as a full voting member.

At 7:24PM, the Chairman announced and opened the previously noticed public hearing on a lot line adjustment for Wendell and Erlene Jesseman and Cliff and Sally Boivin on Jockey Hill Road. Tom Smith land surveyor spoke for his client, Mr. Jesseman, regarding the intent for the lot line adjustment. Neither Mr. Jesseman nor Mr. Boivin were present. The Chairman noted that no comments had been received from any abutter,

Harry McGovern pointed out an error regarding a pin location and description on the Mylar map. But then Harry made the motion to approve the adjustment, and Brenda Dodge again seconded the motion with the corrections noted above. New maps will be submitted by Mr. Smith, the planning board agreed that approval with the stipulation for corrected measurements and submission of maps The motion was approved 5-0 (Webb, Dodge, Kimber-Roy, McGovern, and Cooper). An Invoice for costs will be submitted to

Mr. Smith by the planning board secretary, and once funds are received, the Chairman will sign the final Mylar prior to filing.

At 7:36pm Chairman Webb opened the previously scheduled and noticed public hearing on their request by Point of View Trust LLC to create a minor subdivision with three lots along Highway 116 and the intersection of Highway 112.

Chairman Webb passed out a memo he had written following the walk of the property on November 16, 2013, attended by Board members Webb, Erb, and McGovern, and asked that they be made part of the Planning Boards records. Harry Burgess, surveyor, spoke on behalf of his clients, who were not present. Regarding a change to the maps lots 9A, 4.43 acres- NH DES recently advised Mr. Burgess on 12/2/13 that no wetlands permit would be needed on an old culvert that had been discovered during his survey.

Mr. Burgess informed the group that curb cut permits are pending with the NH DOT as the DOT is researching the original driveway permits which were listed under Cliff Wolley. The Chairman noted that no comments had been received from any abutter. Chairman Webb made a motion to approve the subdivision request and Valerie Kimber Roy seconded it. The motion was approved 5-0 (Webb, Dodge, Kimber-Roy, McGovern, and Cooper). An Invoice for costs will be submitted to Burgess by the planning board secretary, and once funds are received, the Chairman will sign the final Mylar prior to filing.

To note for record, no members of the public attended the hearings or meeting.

Chairman Webb asked Valerie Kimber Roy if the Selectmen had any updated regarding the request for a Planning Board e-mail address. No information was available at this time.

There being no further comments by either board members, a motion was made by Harry McGovern, 2nd by Brenda Dodge to adjourn the meeting at 7:55pm. All were in favor. The Motion Passed 5 to 0.

**Respectfully submitted,
Heather Westover
Planning Board Secretary**

PENDING APPROVAL BY THE PLANNING BOARD ON MONDAY, JANUARY 13 2014.