

**Town of Landaff
Planning Board Meeting Minutes
October 15, 2013**

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

Absent:

Call to Order / Roll Call: Planning Board Chairman, Pat Webb called the October 15th 2013 meeting of the Planning Board to order at 7:05pm. Attendance is stated above.

PUBLIC SESSION:

The minutes of September 9, 2013 were reviewed and approved by the members present; a motion was made by Deb Erb and 2nd by Harry McGovern to approve the minutes as noted. Passed 5 to 0.

The planning board received 2 building permit applications from September and October for review.

Landworks from Middlebury VT requested a copy of the Town of Landaff Inventory land resource which Secretary Heather Westover mailed the copy. Mailing was sent on 10/5/13.

Kevin E Schofield submitted a minor subdivision application; Chairman Webb made a motion to suspend the application as the Mylar maps indicated the subdivision was a major. Mr. Schofield was not in attendance therefore a motion was made by Deb Erb to suspend until a correction could be noted on the application form as well as updated Mylars received by the Planning Board at the Next hearing date of Tuesday November 12th 2013 at 7:00pm. To Note, Chairman Webb has a conflict of interest due to the fact he is an abutter. He excused himself at the time of voting, although again the board suspended the application at the October meeting. Tom Smith land surveyor was in attendance to represent Mr. Schofield.

Cynthia Chavious contacted the planning board regarding the large oak tree located on her property 319 Jockey Hill Rd that indicated on the deed Sugarbush Subdivision 1988 to preserve and protect the tree. The State of NH determined this tree to be a public safety issue, and the planning board researched and there is no tree enforcement act in Landaff therefore Chairman Webb will draft a letter to Ms. Chavious to sign off regarding the elimination of the tree per the request of Attorneys Samaha and Russell. Deb Erb made the motion to cut the tree, 2nd by Harry McGovern motion carries 5 to 0.

Planning Board also received an application from Wendell/Erlene Jesseman and Clifford and Sally Bovin for a lot line adjustment. Mr. Jesseman would like to acquire 300 feet of property which currently belongs to the Bovins. A motion was made by Harry McGovern to accept the application and 2nd by Brenda Dodge. Hearing to review will be at the next meeting on Tuesday November 12th at 7:00pm.

Point of View trust tax map 15 is interested in a minor subdivision of 3 lots and usage of a common driveway to be used. 2 driveway permits has been done with the state at this time. Chairman Webb would like to walk the property as Harry Burgess stated the area has been “pinned and staked”. A formal application would need to be received and a target hearing for December was noted. Chariman Webb also reminded Mr. Burgess of the Towns driveway regulations.

Deb Erb also returned to the Planning board the Ammonosuc River Planning guide.

There being no further comments by either board members and no other guests from the public were in attendance therefore, a motion was made by Deb Erb, 2nd by Harry McGovern to adjourn the meeting at 7:40pm. All were in favor. The Motion Passed 5-0.

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

**PENDING APPROVAL BY THE PLANNING BOARD ON TUESDAY NOVEMBER 12
VETRANS DAY IS MONDAY NOVEMBER 11, 2013**

**November agenda items:
Resume Schofield Subdivision
Jesseman/Bovin lot line adjustment
Harry Burgess will attend for Point of View Trust**