

**Planning Board**

**Board Room, Municipal Building, 7:30pm**

**December 1, 2009**

Members: Kate Connolly, Michael Mayor, Judith Esmay (Chair), Jim Hornig, Joan Garipay

Alternates: Mike Hingston, Iain Sim

Staff: Vicki Smith, Denise Shibles, Jonathan Edwards

Others: See attached sheet

1. Minutes November 17, 2009 MAYOR made a motion, with HINGSTON seconding, to approve the minutes with corrections. The vote was unanimous in favor of the motion with the following members voting: Connolly, Faulkner, Mayor, Hingston, Sim, Garipay, and Esmay.

2. 09-24 Submission of Application for Minor Lot Line Adjustment by Jonathan & Susan Crane and Henry & Lori Wakeman, to annex 4.66 acres from 80 Stevens Road, Tax Map 2, Lot 75, to 9 Laurel Street, Tax Map 2, Lot 76, in the "RR" zoning district.

Katherine Scott, the attorney for the Wakemans explained that the purpose for this application is to even out the boundary line between the two properties. Since both properties abut Lebanon, they applied for and received approval from the Lebanon Planning Board.

MAYOR made a motion, with CONNOLLY seconding, to approve the application as complete. The vote was unanimous in favor of the motion with the following members voting: Connolly, Sim, Hingston, Mayor, Garipay, and Esmay.

MAYOR made a motion, with CONNOLLY seconding, to approve the application. The vote was unanimous in favor of the motion with the following members voting: Connolly, Sim, Hingston, Mayor, Garipay, and Esmay.

HORNIG arrives and joins the board.

The following four (4) cases are being addressed simultaneously.

3. 09-27 Submission of Application for Minor Lot Line Adjustment by J. Thomas & Nancy Corindia, to annex 10.19 acres from 32 Wolfeboro Road, Tax Map 10, Lot 14, to 112 Three Mile Road, Tax Map 10, Lot 45, in the "RR" zoning district.

4. 09-28 Submission of Application for Minor Lot Line Adjustment by J. Thomas & Nancy Corindia, to annex .80 acres from 40 Wolfeboro Road, Tax Map 10, Lot 48, to 112 Three Mile Road, Tax Map 10, Lot 45, in the "RR" zoning district.
5. 09-25 Submission of Application for Minor Lot Line Adjustment by Jeffrey & Lisa Silbert to annex 5.88 acres from 112 Three Mile Road, Tax Map 10, Lot 45, to 116 Three Mile Road, Tax Map 10, Lot 44, in the "RR" zoning district.
6. 09-26 Submission of Application for Minor Lot Line Adjustment by Jeffrey & Lisa Silbert to annex 1.82 acres from 112 Three Mile Road, Tax Map 10, Lot 45, to 116 Three Mile Road, Tax Map 10, Lot 44, in the "RR" zoning district.

Vicki Smith states that insufficient notice was given. The survey map did not include the names of the abutters across the road from the properties being addressed.

The applicants do intend to continue with the application and will notify the abutters appropriately.

MAYOR made a motion, with HORNIG seconding to continue the application to January 5, 2010. The vote was unanimous in favor of the motion with the following members voting: Connolly, Sim, Hingston, Mayor, Garipay, Hornig and Esmay.

7. Discussion about possible amendments to the Zoning Ordinance for Town Meeting 2010

#10-04 Section 702 Reference to Site Plan & Subdivision Design Review  
Jonathan Edwards explained that the state statute refers to a preliminary plan as a design review. This proposal will make the Town of Hanover terms consistent with the state terms.

MAYOR made a motion, with Sim seconding, to move the proposal forward to public hearing. The vote was unanimous in favor of the motion with the following members voting: Connolly, Sim, Hingston, Mayor, Garipay, Hornig and Esmay.

#10-03

**Need Judy help!!**

Jonathan stated he doesn't see the need for the additional time and has no complaints from the public.

Iain Sim stated he hears the staff but feels the ordinance should be clear in its wording.

Connolly objects to adding the extra days, but would like to see the language added about notifying abutters. She also feels that the dates on the placard and in the abutter letters should be consistent.

HINGSTON reminded the Board that there have only been two appeals in the last 12 years, using the current process. He doesn't feel there need to be changes.

Judith Brotman explained the process, as it stands now, in obtaining a zoning permit in conjunction with building permits.

ESMAY asked that the board deal with this proposal and its parts, one at a time.

MAYOR feels that if this proposal is accepted, as written by Ms. Solomon, there could be more risks than benefits.

ESMAY, as well as MAYOR, thanked Ms. Solomon for her work and her continued support.

ESMAY stated she believes the consensus of the Board is that the current process needs clarification and more detail. She asked Jonathan Edwards and Judy Brotman to create a finished proposal for the January 12<sup>th</sup> meeting. The Board would like this document sent to them prior to the meeting.

8. Other Business

-Connolly reported that at the Nov. 30<sup>th</sup> Selectman's meeting, the Capital Improvement Plan was completed. They would like the Planning Board to join them to discuss policies created in the CIP.

-ESMAY would like to set up a Residential Committee meeting date.

-Vicki Smith reported she received a letter from the Upper Valley Lake Sunapee Regional Planning Commission stating they will be have a meeting on Wed, Dec. 16, 2009 to discuss a draft of the developed and finalized Development of Regional Impact guidelines. These guidelines shall assist local land use boards in their determinations whether or not a development has a potential regional impact.

9. Adjourn: The meeting adjourned at 9:20pm

Respectfully submitted,  
Denise D. Shibles  
Recording Secretary