

Members present: Diann Perkins, Judy Matheson, Walter Stickney,
Ken Leavitt

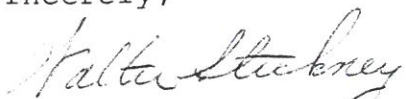
Vinal Pendexter, Selectman

Mr. Robert Hale and Mr. Dan Lapointe came to discuss a possible subdivision of the Roland Day Road, Lot 60, Map R1. Mr. Lapointe presented an incomplete application to the Board and a plan showing a four-lot subdivision on 14.8 acres of the total 121 acres of land not involving construction of a road. All of the lots would have frontage on the Roland Day Road. After some discussion, it was first decided that this would be a minor subdivision of not more than four lots, leaving a parcel greater than 40 acres. It was then noted that an old county road divided the property and that the tracts of land on each side of the roadway should be considered separate parcels according to state law. Looking at the plan in this way meant that the subdivision as proposed would actually involve 5 lots, the 4 lots intended by the applicant and one more lot of approximately 15 acres left on the northwest side of the road, making the proposal a major subdivision. Several options were suggested and discussed, and it was left that the owner would come back to the Board with a second proposal, probably for a minor subdivision. It was determined that in any case, the applicant should leave at least a 50-foot right of way along the old county road for access to his remaining lands, that all of the proposed lots be over 5 acres in size if he did not want to get DEP approval, and that he conduct soils tests to determine if indeed the lots he proposed were suitable for development.

Also, in reviewing the application form several items were omitted including: 1. name of subdivision, 2. complete list of all abutters within 500' of the proposed subdivision, on each side of the Roland Day Road. Also, 5' contour intervals were asked for the proposed property. The applicant was given copies of the submission requirements for both a minor and major subdivision and copies of the general standards. He was tentatively scheduled for the March 19, 1991 meeting, and a site walk was scheduled for March 10th at 8:00 am.

Meeting was ajourned at 8:45pm.

Sincerely,



Walter Stickney, Secretary