

MEETING MINUTES
Wednesday, March 20, 2019 at 6:00 p.m.

CALL TO ORDER

Chairman Merry Ruggirello called the meeting to order at 6:20 pm. The Board held a “non-meeting” conference call with Town Counsel from 6:00pm-6:20pm. Also present were Members Gary Tomlinson, Marla Walls, and Karen Demers, Selectmen’s Representative Chet Caron, and Alternate Melanie Marzola. A quorum was present. Also present was Alan Barnard, Kenneth Braley, Rodney Braley, Bernard Campbell, Sandra Hutchins and Harold Platts..

Alternate Melanie Marzola was asked to sit in for Member Janet Towse.

Minutes

January 16, 2019 and February 20, 2019

Gary made a motion to accept the minutes of January 16, 2019 and February 20, 2019 as written; Marla seconded. Roll call vote: Gary-yes, Marla-yes, Chet-yes, Karen-yes, Melanie-yes, Merry-yes.

NEW BUSINESS

PLANNING BOARD OFFICE

Chet informed the Board that the Selectmen met with the Chief of Police who has discussed that his department is out of space at Town Hall. The preliminary plan is to convert the current Planning Board office into space for the Police Department and give the Planning Board space in a different location.

BOAKE MORRISON GRAVEL PIT

The Board discussed the conference call with the town attorney. It was agreed that the Planning Board Clerk should send a letter to Boake asking him to submit to the Board in writing what he believes and documentation to support his belief.

PUBLIC HEARING FOR A SUBDIVISION APPLICATION FOR KENNETH A & ELLEN H BRALEY

The property is located on Hutchins Hill Road, Tax Map 407, Lot 13. Alan Barnard presented the subdivision application. The public hearing was opened. The Board reviewed the Subdivision application for completeness. Marla made a motion to accept the application as complete; Gary seconded. Roll call vote: Gary-yes, Marla-yes, Chet-yes, Karen-yes, Melanie-yes, Merry-yes. Lot 1 includes a house with 15.615 acres and Lot 3 is 7.215 acres. A Right of Way exists that gives access to lot 2 (this was done with a previous subdivision). The Board had no concerns and no abutters had objections. Marla made a motion to approve the subdivision; Gary seconded. Roll call vote: Gary-yes, Marla-yes, Chet-yes, Karen-yes, Melanie-yes, Merry-yes. Alan will bring the mylar to the April 17th Planning Board meeting with the appropriate fees. The public hearing was closed.

PUBLIC HEARING FOR A SUBDIVISION APPLICATION FOR TURNER HOMESTEAD INC.

The property is located on Fowler River Road, Tax Map 407, Lot 94. Alan Barnard presented the subdivision application. The public hearing was opened. The Board reviewed the Subdivision application for completeness. Marla made a motion to accept the application as complete; Gary seconded. Roll call vote: Gary-yes, Marla-yes, Chet-yes, Karen-yes, Melanie-yes, Merry-yes. Lot 1

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consists of 4.01 acres and has the existing house. Lot 2 consists of 4.507 acres. There is plenty of road frontage. Mr. Campbell explained that his family has owned this property for a long time. The property is being subdivided so two family members can each have approximately equal lots. Discussion ensued regarding Section 6.3 on the Subdivision Regulations. Alan asked for an update regarding the Board's status on changing this section (as was discussed at the December 14th Planning Board meeting. Alan suggested inviting himself and Colin Brown to the public hearings when they are held to address changing the Subdivision Regulations. He felt he and Colin could provide information regarding how other towns are addressing the issue. Alan showed the Board that the current regulations don't affect the subdivision, but he would prefer not to have the limitation filed on the plat at the Registry of Deeds. Alan asked if the Board could grant a conditional approval pending his setting monuments and updating the plan regarding the 250' requirement. The Board asked for a request for a waiver in writing requesting to remove the 250' requirement from the Plat. The Board expressed no concerns regarding the subdivision and no abutters had objections. Marla made a motion to conditionally approve the subdivision; Gary seconded. Roll call vote: Gary-yes, Marla-yes, Chet-yes, Karen-yes, Melanie-yes, Merry-yes. The public hearing was closed. Alan will bring the mylar to the April 17th Planning Board meeting with the appropriate fees.

SUBDIVISION REGULATIONS SECTION 6.3

Discussion ensued regarding when the Board should hold the public hearings to address changing this section of the Subdivision Regulations. Discussion ensued regarding completely removing the section and just adhering to the State regulations. Marla made a motion to schedule a public hearing to remove Section 6.3 from the Subdivision Regulations; Gary seconded. Roll call vote: Gary-yes, Marla-yes, Chet-yes, Karen-no, Melanie-yes, Merry-yes.

There was no other business brought before the Board.

ADJOURNMENT

Chet made a motion to adjourn the meeting at 7:38 pm; Karen seconded. The next Planning Board meeting will be held Wednesday, April 17, 2019 at **6:00** pm.

Respectfully submitted, Melanie Marzola, Planning Board Clerk