

Minutes of the Hancock Planning Board Meeting
April 20th, 2016

Members present: Carolyn Boland, Steve Froling, Erik Spitzbarth, Nat Peirce and Linda Coughlan, Recording Secretary

Others Attending: George Lohmiller

7:00 P.M.: Froling called the meeting to order. He advised George Lohmiller that with the four members present which was not a full board but is a quorum, they could continue with his application if he wished to do so. Lohmiller said he wished to proceed with the four members present.

Lohmiller Hearing: Froling called the hearing to order and asked Lohmiller to come to the table. He said this was a hearing for a Boundary Line Adjustment on Tax Map R08, Lots 5 and 6 and R09, Lot 80. He gave a summary of the process Lohmiller had gone through with Boston and Maine Railroad in order to have a Voluntary Lot Merger approved by the Select Board under RSA 674:39-aa Restoration of Involuntarily Merged Lots.

Froling said the Board would first need to determine if the application was complete. He noted that the application form had been completed and accompanied by the necessary copies of a plat in two pages. He asked Coughlan to confirm that the notices had been sent to the abutters and that the fees had been paid and the notice posted and published.

Froling said next the board would have to determine whether or not the proposed boundary line adjustment would have the potential for any regional impact. The consensus of the board was the proposed boundary line adjustment would not have any regional impact.

Froling asked the Board if they were ready to vote on the application as being complete. The consensus was they were ready to vote. Peirce moved in favor of accepting the application as being complete. Spitzbarth seconded the motion and the vote was unanimous in favor of the motion to accept the application as being complete.

Froling said the Board had met for a preliminary meeting on this matter in December of 2014 which was reflected in those minutes. Lohmiller said after purchasing 3.7 acres from Boston and Maine Railroad, he discovered the town official town maps showed R09, Lot 80 having 11 acres. He said Boston and Maine had agreed to do the Voluntary Lot Merger so that he could proceed with the Boundary Line Adjustment. Lohmiller said he wanted to leave each of his sons a lot with an existing dwelling on the lot.

Froling said both lots meet the frontage and acreage requirements. He added that since both lots have over 5 acres, the Board could waive the septic requirements.

Froling asked the Board if they had any comments or questions. Spitzbarth asked if the driveway was shared, would they need to do a statement of easement. Froling said yes, it appears that there should be an easement but that should be resolved at the time a building permit was requested.

The consensus of the Board was to defer the resolution of the driveway question until the time a building permit was obtained. Froling asked Lohmiller to inquire as to whether Meridian could add language to the plan and Mylar regarding that approval is subject to meeting driveway regulations. Froling said he would draft language which he would forward to Coughlan who will then pass it on the Lohmiller.

There being no further comments or questions from the Board and there being no abutters present, Froling closed the hearing. Boland moved to approve the plan subject to the language that Froling would be drafting relative to the building permit and the driveway regulations. Peirce seconded the motion and the vote was unanimous in favor of the motion.

Froling asked for a motion to allow the Chair and Secretary to sign the plans and the Mylar without holding another meeting. Spitzbarth moved that the Chair and Secretary be allowed to sign without holding another meeting. Peirce seconded the motion and the vote was unanimous to approve the motion.

Lohmiller thanked the Board for their assistance in approving the BLA and the Voluntary Lot Merger.

**Business Meeting:
Minutes of March 2nd:**

Peirce moved to approve the minutes of March 2nd. Boland seconded the motion and the vote was unanimous to approve the minutes.

Town Meeting Amendment:

Froling said the next item on the agenda was to sign the certificate approving the amendment that had been approved at town meeting to adopt the 2009 building code. The Board members signed the certificate.

Senate Bill 146:

Froling addressed Senate Bill 146 which establishes requirements for local regulation of accessory dwelling units. He said this bill shall allow accessory dwellings in all zoning districts that permit single-family dwellings. Froling they would need to plan on addressing this for next town meeting.

Supreme Court Decision in case of Reed v. Gilbert. AZ:

Froling said the second item they would need to rethink was the issue of signs. He said the decision that the Supreme Court had made in this case would likely impact local sign ordinances and regulations. He added that decision may recalculate the content of a sign. Froling said they would need to consider this issue at some point.

SWRPC Planning Workshop on April 27th:

Froling mentioned the SWRPC workshop with Ben Frost from NH Housing. Frost will address SB 146 regarding accessory dwelling units and the US Supreme Court decision Reed v. Town of Gilbert AZ. Froling thought he might be able to attend but he would like to get a copy of the meeting notes. Boland said she would try to get those notes for him.

Approval of Driveway Regulations:

Spitzbarth asked if the Planning Board had a role in signing off on driveway permits. Froling said he should check the driveway regulations but he doesn't think the planning board has a role in reviewing driveway permits.

Election of Officers:

Spitzbarth nominated Froling to remain on the board as chair. Boland seconded the motion and the vote was unanimous in favor of the motion. Froling nominated Tom Bates to stay on as Vice-Chair and for Rich Lefebvre to stay on as Secretary. Spitzbarth seconded the motion and the vote was unanimous in favor of the motion.

There being no further business, the meeting adjourned at 8:00 P.M.

Respectfully submitted,

Linda Coughlan
Recording Secretary