

Planning Board Minutes

November 16th 2017

Attendees: Craig Francisco (Chairman)
Bruce Fillmore (Vice Chair)
Tom Clow (Ex-Officio)
John van Loendersloot (Planning Board Alternate)
Chip Meany (Land Use Coordinator)

Public in attendance: Dan Higginson, Art Siciliano, Frank Farmer, Gary Cote, Brian Nichols, George Merrill, Donald Wellman, Christian Cardwell, Jeffrey Cardwell

I. Stone Wall Removal Brian Nichols, Map 410 lot 165, Balch Hill Road

Mr. Nichols is requesting to remove up to 30 feet of stone wall for driveway access to map 410 lot 165 on Balch Hill Road. This would be widening an existing break in the wall to gain access to the property.

Mr. Clow moved to recommend to the Selectmen the removal of up to 30 feet of stone wall with the condition that the Road Agent look at the wetland impact prior to approving a driveway application. Mr. Fillmore 2nded. Motion passed 4-0-0.

II. Subdivision: Frank & Nancy Burl, Rockland Road and Concord Stage Road Map 202-94 in an R/A Zone

Mr. Fillmore moved to accept the waiver request. Mr. Clow 2nded. Motion passed 4-0-0

Mr. Clow moved to accept the application as complete. Mr. van Loendersloot 2nded. Motion passed 4-0-0

Public Comment:

Donald Wellman, Rockland Rd ó Concerned with accuracy of the map (wetland delineation). Also stated concerns with the length of a driveway and how it relates to public safety apparatus.

Jeffrey Cardwell, River Rd ó Concerned about flooding on his property. Doesn't want draining from proposed driveway location to increase flooding in his back yard.

Mr. Francisco moved to approve subdivision application with the following conditions:

- Change monument notes for map 202 lot 95
- add wetland stamp
- obtain variance for driveway in a wetland buffer
- move driveway out of wetlands
- obtain dredge and fill permit
- correct spelling of Rockland Road in note 3
- change note 9
- Construction approval note be placed on plan

Mr. van Loendersloot 2nded. Motion passed 4-0-0

III. Lot Line Adjustment: Timothy G Farmer Revocable Trust, 17 Waterman Road, Map 101-57,59,60 in a Residential Zone

Mr. Fillmore moved to accept the waiver requests. Mr Clow 2nded. Motion passed 4-0-0

Mr. Clow moved to accept the application as complete. Mr. Fillmore 2nded. Motion passed 4-0-0

Board discussed existing easements for driveway across multiple lots.

No public comment

Mr Fillmore moved to approve the lot line adjustment on the following conditions:

- Town attorney review easement release and driveway maintenance agreement (both to be drafted by applicant)
- Note adding wetland delineation
- show existing easements and make note that they will be discontinued
- 3 wetland signs be attached to large trees along driveway along wetland boarder.

Mr. Clow 2nded. Motion passed 4-0-0

IV. Minutes

Mr. Clow moved to approve the minutes of October 26th 2017 as written. Mr. van Loendersloot 2nded. Motion passed 4-0-0

V. Other Business

Site walk scheduled for November 18th at 9am on Sunrise Lane to recommend to the Selectmen the town accept the road.

Brief discussion regarding zoning changes, specifically junkyard definition and any RSAs that may define it already.

Mr. van Loendersloot moved to adjourn at 8:30pm. Mr. Fillmore 2nded. Motion passed 4-0-0

Respectfully,

John van Loendersloot