

Approved 1-20-09

beach house and this is being added to the beach house lot. Purpose for estate planning. No new construction, grading, road building. Things will remain the same.

B. Holmes noted this is a classic lot line adjustment.

T. Roy asked if something should be noted in the deed for right of way.

M. Bemis noted this is in the notes.

Motion by T. Hoopes to approve the case for P08-33 for a Lot Line Adjustment including the waivers. Second by D. Hussey. Discussion Planner stated they would like a copy of a new deed. T. Hoopes stated it makes better sense to make the changes even though no other changes are being made. Amendment that a corrected deed should follow the approval. Second by D. Hussey. No further discussion. Vote unanimous.

Other Business:

1. Approval of Minutes – no minutes to be approved.
2. Old Business; No old business.
New Business
 - a. 1. Warrant Articles reviewed. Changes made by the Planning Assistant on Amendment #11. Tonight is for review for grammatical changes. At the public hearing, on January 6, there will be time to open this up for changes. **Motion** by T. Hoopes to send amendment forward as a Warrant Article. Second by D. Hussey. No discussion. Vote unanimous.
 2. Add number 12 – Work Force Housing as read by the Assistant Planner. **Motion** by T. Hoopes to add amendment 12, Article 400, Section 463, Restrictions Governing Use, which is to be consistent to say no more than 5 dwelling units per structure. Also, text to include “this change is made to comply with the July 2009 implementation of the Work Force Housing Act RSA 674:58-61, Chapter 299, Senate Bill 342.” Second by T. Roy. No discussion. Vote unanimous.
 3. **Motion** by T. Hoopes to move Amendment 3, 4, 5, 6, 7, 8, 9, 10, and 12 to the Public Hearing on January 6, 2009. Second by D. Hussey. No discussion. Vote unanimous.
3. Correspondence – Granite State Architect Association document for FYI.
4. Any Other Business that may come before the Board.
 - a. When noticing the date for the second hearing for amendments – list an inclement weather date to cover posting time. January 6 at 6:00 p.m. is the first public hearing for the zoning amendments. Snow date January 7 at 6:00 p.m. Second hearing is scheduled for January 20 at 5:00 p.m. and followed by regular meeting of the Planning Board at 7 p.m. Snow date for second hearing on January 21 at 5:00 p.m. followed by regular Planning Board meeting at 7 p.m.
 - b. Sharon distributed document on letter of credit release – William Nutter/Chestnut Cove. Planner is asking the Board for guidance to authorize the withdrawal of the LLC technically. Town Road agent stated the guard rail has never been installed.

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Question on if Nutter is responsible for guard rail. Noted that the plan does not have the guard rail on. Discussion on who the responsibility lies. Suggestion on boulders across the driveway until safety risk is solved. Suggested to contact the mortgage company. **Motion** by T. Hoopes to initiate the Town Planner to discover the story behind the lack of guardrails. Second by David Hussey. No discussion. Vote unanimous.

T. Roy asked about the electrical power being a contingency to include the costs of bring in power. Note to add this to next January to include on the subdivision check-list.

Motion by T. Roy to adjourn. Second by D. Hussey.

Respectfully submitted,

Carolyn Schaeffner
Recording Secretary.