

MINUTES *Approved*

ACWORTH PLANNING BOARD MEETING: December 19, 2017

MEETING OPEN: 7:00PM

PRESENT: Rob Vogel, Mike Aron, Frank Emig, Henry Sipple

PUBLIC: Jennifer Bland, Betty Sipple, David Levin, Wes Cubberly, Nancy and Raymond LeBlanc, Kathryn Farmen, Michelle Hallee, Gordon Wong, Elizabeth and Douglas Allen, Stanley Kowalczyk, Colleen Kaftan, Tom Rousseau, Judith and Gary Robinson and others

HEARINGS, APPLICATIONS, GUESTS:

1. 7PM Kaftan Nonresidential Site Plan Review (NRSPR): RV opened hearing requesting CK describe project. CK gave background including that the building had been moved onto her property to prevent its demolition and that its use would be mostly for storage of Crescent Lake historical materials and access by invitation.

RV invited comment from the Board. FE noted setbacks are appropriate. It was relayed that the building site has been changed to meet required setbacks due to denial by the Zoning Board of Adjustment (ZBA) for a variance allowing a previous site which did not meet required setbacks. HS read from the ZBA decision.

RV invited public comment. SK spoke to adequacy of space around shared driveway for winter maintenance. NL spoke to changing nature of Lake and interest in its history. DL expressed confidence in ability of owner to restore the building. TR and GR spoke to Lake community's support of project. MH questioned public access over the driveway she shares with CK which is described as a private right of way and the building's proximity to the private right of way. MH also questioned a nonresidential use on a residential property, adequacy of permeable ground surface area and expressed that property rights are at issue particularly her right to privacy. CK questioned her right to use her property and its access as she saw fit under the law. GW expressed concern for the urbanization of Lake property through the permitting of multiple buildings on a lot.

RV closed the hearing at 8PM. MH inquired as to the appeal process and HS and RV both opined appeals are made through the court system.

MINUTES:

1. PB meeting November 27, 2017: Motion MA/HS to approve, passed.

COMMUNICATIONS: None

HEARINGS, APPLICATIONS, GUESTS continued:

1. Jennifer Bland reported on a meeting between New Hampshire Electric Cooperative and abutters to Luther and Derry Hill Roads where the utility is exploring moving power lines closer to the traveled way. In discussion both roads were identified as scenic and it was noted tree removal and stone wall disruption on scenic roads require a Planning Board public hearing. Land under the power

lines is currently located on easements granted by the abutting property owners who would need to grant new easements for the relocation to take place.

COMMITTEE REPORTS:

1. Site Committee: It was noted the Accardi building permit application on Class 6 Old Claremont Road has been withdrawn until spring.
2. Regional Planning Commissioner: HS reported the regional planning office is exploring future funding sources including joining other communities in 501c3 nonprofits which would allow tax deductible donations.

CONTINUING BUSINESS:

1. Master Plan questionnaire: 130 Questionnaires returned to date; Hold until January.
2. CPCLT: Recent driveway permit amended by consensus to 22'.

NEW BUSINESS:

1. Kaftan NRSPR: It was noted DES permitting not yet received. Motion FE/MA to hold application consideration until DES permitting is in place and topo lines are added to plan submitted, passed.

MEETING ADJOURNED: By consensus 9:00PM. Respectfully, Kathi Bradt.