

**Town of Easton
Planning Board Meeting - Special Session
May 9, 2018**

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Planning Board:

Denys Draper – Chair – Present	Tom Boucher (Alternate) – Not Present
Bob Lamanna – Present	Jim Collier (Alternate) – Present
Phil Reeder – Present	Frank Woodruff (Alternate) – Present
Anita Craven – Not Present	Bob Thibault (SB ex-officio Alternate) – Present
Zak Mei (SB ex-officio) – Present	

Public in Attendance: Roy Stever, Ed O'Brien, Scott Viveiros, Toni Woodruff

The meeting was called to order at 7:00 PM by Planning Board Chair, Denys Draper.

Planning Board Business

Meeting in June

- Denys Draper asked for the board's availability for June and July in order to schedule Master Plan meetings.

Viveiros Sub-Division

- Scott Viveiros stated his desire to move on despite some past confusion in the process.
- Scott Viveiros stated his position on each bulleted point of the draft letter given to him by the chair at the previous planning board meeting. His argument follows:
 - Point 1: Per reading of our Subdivision Regulations definitions, this is a major subdivision application, not a minor subdivision or a subdivision with multiple owners.
 - Point 3: Scott Viveiros read a letter from the Toni Woodruff, the former town clerk, stating that she had indeed informed Scott Viveiros that he did not have to notify the Town as an abutter in additionally to submitting the application.
 - Point 4: This is a construction issue, not an application issue and is not applicable.
 - Point 6: The town has accepted multiple other scales in the last several subdivisions.
 - Point 7: The applicant is aware of the stamp and signature requirement for a final application.

- Point 8 and 9: This requirement is irrelevant due to the house lot not being subdivided but being added to.
- Point 10: The road will be made clear.
- Point 11: This is not a requirement but a recommendation. The applicant will not install due to cost.
- Point 12: The applicant states that wetland maps in the town's possession show no wetlands on this development with the exception of certain brooks.
- Point 13: The applicant do not believe they apply to this application.
- Point 14: Per engineering standards, older lot lines must be removed as this map will be recorded at the Grafton County Registrar of Deeds.
- Point 15: The soil map will be handed in with the final application.
- Point 16: The land was percolated and all the lots are buildable. The applicant can submit proof of such, and locations of tests, but is unwilling to mark the specific locations onto the final recorded map.
- Points 2 and 5: The applicant believes the official access terms of the application are not entirely enforceable. However, he will provide for access for appropriate parties, as stated on his amendments.
- Frank Woodruff was seated as an alternate.
- Scott Viveiros approached the table with his maps to point out existing title/deed issues, explain each individual lot, clarify the private road and lot access, and change the four new lots to three new lots.
- Discussion ensued regarding on map font size, map scale, garbage, soil maps, current use, land grade, covenants, entrance requirements, private road ownership and maintenance, lot mergers, and cisterns.
- Scott Viveiros received a copy of the Lot Merger RSAs referred by the board.
- After some discussion, Phil Reeder motioned to change the application from seven lots to six lots and accept the additional wording submitted by the applicant. Zak Mei seconded. Four in favor, one opposed (Denys Draper). Passed.
- It was determined that the regularly scheduled June meeting would be moved to Thursday, June 21, so that the applicant can attend that evening in anticipation of the public hearing if the application is found to be complete.
- Frank Woodruff reiterated that the board is expecting a complete application for June 21.
- Zak motioned for the secretary to notify the public in the local paper and send the abutter notices. Bob Lamanna seconded. Four in favor, one opposed (Denys Draper). Passed.
- Phil motioned to adjourn the meeting 9:55 pm. Bob Lamanna seconded. All in favor. None opposed. Passed.

Next Planning Board Meeting – Regular Meeting – June 21, 2018

Respectfully submitted,

Claire Mei
Secretary to the Easton Planning Board