

**Town of Easton
Planning Board Meeting
July 19, 2018**

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Planning Board:

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

Zak Mei (SB ex-officio) – Present

Public in Attendance: Roy Stever, Debbie Stever, Ned Cutler, Scott Viveiros, Toni Woodruff, Tammy Gearhart, Carl Lakes, Bunny Ford, Jim Collier

The meeting was called to order at 7:08 PM by Planning Board Vice-Chair, Anita Craven in the Chair's absence.
Frank Woodruff was seated as an alternate for Phil Reeder by the Vice-Chair.

Planning Board Business

Viveiros Sub-Division

Anita Craven read an opening statement giving the background to this meeting, a hard copy is attached to the minutes.
Denys Draper arrived.

Roy and Debbie Stever made a Point of Order objecting to the meeting for reasons of improper notice & procedure.

Denys Draper was seated as the Chair.

Discussion on why the Viveiros subdivision application completeness review/hearing was moved from 8/2 to 7/19.

Roy Stever raises a second objection that, if the application before us is a new application, then the public will need more time to review to fulfill the 21 days requirement.

Scott Viveiros assured the public that there is nothing new in the application before us.
Denys Draper believes there is a procedural defect in regards to the public meeting date change being set in the closed session.

Roy Stever raises another objection that there was a document referenced in the 7/5 meeting minutes that the Town Clerk could not immediately locate.

Roy Stever raises another objection that the Select Board requesting a closed session of Planning Board is against rules of separation.

Denys Draper adds that the Select Board did not post a meeting despite having a quorum present in the room at the Planning Board meeting.

Frank Woodruff motions to accept the Viveiros Subdivision Application as complete. Zak Mei seconds.

Anita Craven moves to amend the motion to say "that we Affirm the acceptance of the Viveiros Subdivision application as complete." There were no seconds to the amendment.

Roll Call vote was taken, with Frank Woodruff yes, Bob Lamanna yes, Anita Craven no, Denys Draper abstain, and Zak Mei yes. Original Motion passes.

Public hearing

Denys Draper called a public hearing on the proposed Viveiros Subdivision at 8:24pm. Denys Draper recused herself and stated that the reason was to avoid possible litigation.

Roy Stever raised a point of order seeking clarification on Chair Draper's comments regarding her recusal and again advocating for reverting to the 8/2 date for the public hearing. The point of order was noted.

Scott Viveiros presented the subdivision again to the board.

Anita Craven sought public input on the proposed subdivision.

Ned Cutler questioned whether the road angles will be addressed.

Roy Stever read the letter written by Stephan Nix, their attorney, addressed to the Planning Board, dated June 15th, 2018, into the record. A physical copy has been attached to these minutes.

Ned Cutler ascertained that the letter he wrote previously to the Planning Board as the town EMD, is still filed as part of the application.

Anita Craven closed the public hearing at 9:07pm.

Viveiros Sub-Division

Denys Draper's recusal ended and she came back to the board.

Anita Craven brought up the desirability of offsetting the center of Pine Needle's travel surface to avoid ROW issues with the cemetery.

Zak Mei expressed his belief that most of the new, day-to-day, nonrecreational traffic arising from this subdivision will use the closest access to Rt. 116 instead of the unpaved section of Paine Rd.

Anita Craven and Denys Draper discussed road betterment.

Roy Stever raised a Point of Order that Anita Craven should refrain from talking about Paine Road issues regarding this subdivision due to possible financial standing from being a resident on the road (possible development potential/traffic impact, etc.) and being party to a road-related lawsuit.

Anita Craven disagrees and believes there is no merit to that argument.

Anita Craven moves that it is unnecessary to engage a 3rd party professional to oversee the subdivision application. Zak Mei seconds.

Roll Call vote, Frank Woodruff yes, Bob Lamanna yes, Zak Mei yes, Anita Craven yes, Denys Draper abstains. Motion passes.

Frank Woodruff makes a motion to move on and continue to address the application at hand. Zak Mei seconds.

Roll call vote, Frank Woodruff yes, Bob Lamanna yes, Anita Craven abstains, Denys Draper abstains, Zak Mei yes. Motion passes.

Scott Viveiros addressed the board's concerns regarding turning radius and DOT permitting.

Frank Woodruff motions to approve the Viveiros subdivision application with conditions: 1. if constructed and inspected to the town's subdivision regulation specifications, 2. a DOT permit to be obtained for the curb cut, and 3. road design plan. Bob Lamanna seconds.

Roll call vote, Frank Woodruff yes, Bob Lamanna yes, Anita Craven no, Denys Draper abstains, Zak Mei yes. Motion passes.

Anita Craven moves that additional conditions be created: the structures and water features that currently exists on lots 25 and 26 be included on the plan. Denys Draper seconds.

Roll call vote, Frank Woodruff no, Bob Lamanna yes, Anita Craven yes, Denys Draper no, Zak Mei no. Motion did not pass.

Anita Craven moves to defer review of previous meeting minutes to the next meeting. Zak Mei seconds.

Roll call vote, Frank Woodruff yes, Bob Lamanna yes, Anita Craven yes, Denys Draper yes, Zak Mei yes. Motion passes.

The mylar was signed by the Vice-Chair as the Chair had abstained on the vote, and will be presented to the county registrar of deeds.

Anita Craven motioned to adjourn the meeting at 10:25 pm. Bob Lamanna seconded. All in favor. None opposed. Passed.

Next Planning Board Meeting – Regular Meeting – August 2, 2018

Respectfully submitted,

Zak Mei

Easton Planning Board – July 19, 2018 – Meeting & Public Hearing

Good evening. Thank you for coming to participate in the workings of Town Government on behalf of the Town of Easton. The matter being considered this evening is a major subdivision sought by Sandra and Scott Viveiros to divide three (3) parcels owned by them into six (6) parcels. The properties under consideration are on Paine Road, currently shown on the Easton Tax Map 4 as Lots 26, 25 and 30A. The Planning Board will receive and consider the application for this subdivision application in accordance with RSA 674:4.

Because doubt has been voiced that the formal submission and acceptance of the subdivision application had procedural flaws, the Applicants have resubmitted the application. This submission, substantively the same as the previous one, has been duly noticed and is being received by the Easton Planning Board at this meeting.

If the Board determines that the Application is complete as provided for in the RSA's and the Town's Subdivision Regulations, it will open a Hearing on the merits of the proposed subdivision. As publicly noticed, immediately following the close of the Hearing it is the Board's intention to deliberate on the proposal with the hope that it will be able to approve, approve with conditions, or disapprove the Application.

Tonight we will begin by opening the meeting and receiving the application. The Applicants will be given the opportunity to describe the proposal and plat.

After the Board has examined the plat and considered other submitted items, it will determine whether to accept the Application as complete.

If it is accepted as complete, the Meeting will be recessed and the Hearing will begin, at which time the public is invited to have a look at the plans, and make note of questions and clarification on aspects of the proposal.

Following inspection of the plans, the Board will listen to your questions, opinions and concerns. In other words, it is the time to *hear* what you have to say. You should remember that landowners for the most part have a right to alter and use their land as they choose as long as what they do is within the laws of the State and the Town and will not do significant harm to their neighbors, Town facilities or the environment, particularly to water sources.

Following this *hearing* period, the Chair will close the Hearing and open the recessed regular Meeting to decide what action it will take on the Application. Except for a point of order or to answer a question from a member of the Board, the public doesn't join in this deliberation.

So, let's begin!