

**Town of Easton
Planning Board Meeting
August 2, 2018**

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Planning Board:

Denys Draper – Chair – *Present*
Bob Lamanna – Not Present

Anita Craven – Present
Zak Mei (SB ex-officio) – Present

Tom Boucher (Alternate) – Not Present
Jim Collier (Alternate) – Present, Seated
Frank Woodruff (Alternate) – Present, Seated
Bob Thibault (SB ex-officio Alternate) –
Present, Not Seated

Public in Attendance: Roy Stever, Debbie Stever, Toni Woodruff, Trevor Presby, Bunny Ford, Carl Lakes, Scott Viveiros, Campbell McLaren, Gardner Kellogg

The meeting was called to order at 7:10 PM by Denys Draper.

Denys Draper seated Jim Collier and Frank Woodruff and announced a quorum.

Minutes

- Anita Craven moved to accept the 7/5 public session minutes. Zak Mei seconded. All in favor. None opposed. Passed.
- Anita moved to pass over the minutes of the 7/5 non-public session. Zak Mei seconded. Four in favor. One opposed (Denys). Passed.
- Amendments to the 7/19 minutes:
 - On page 2, second paragraph, line 3, replace “ROW” with “earth disturbances.”
 - On page 2, Frank Woodruff motion, after #1, replace “if” with “road” and add “received” at the end of #3.
 - Anita moved to accept the 7/19 minutes as amended. Zak Mei seconded. All in favor. None opposed. Passed

Planning Board Business

- Denys Draper reviewed guidelines for discussion.
- Denys Draper asked board members to take the online Master Plan Survey in order to make sure it’s okay before it is sent to members of the public.

Schibanoff Sub Division

- Gardner Kellogg, representing Susan Schibanoff, approached the table, explained the mylar, and answered questions regarding the proposed lot line adjustment.
- Denys Draper noted that Gardner Kellogg's stamp was clearly on the map.
- Anita Craven observed that this minor lot line adjustment does not violate any subdivision regulations.
- Jim Collier asked if any lines interfere with current wells. Gardner Kellogg replied no and pointed out wells on the maps.
- Frank Woodruff asked how wetland and open water buffers are maintained. Gardner Kellogg clarified that the new line is the thread of the river.
- Jim Collier moved to accept the Schibanoff minor lot line adjustment as complete. Zak Mei seconded. All in favor. None opposed. Passed.
- Denys Draper opened a public hearing at 7:45 pm.
- Hearing no comments and no objections, Jim Collier moved to close the hearing. Anita Craven seconded. All in favor. None opposed. Passed.
- Jim Collier moved to approve the minor lot line adjustment. Zak Mei seconded. All in favor. None opposed. Passed.
- Denys Draper signed the plat.

T&T Mountain Investments Sub-Division

- Trevor Presby approached the table representing T&T Mountain Investments and explained the minor subdivision, noted the abutters, soil types, pointed out the septic field for the current home, etc.
- Anita Craven moved to accept the minor subdivision as complete. Zak Mei seconded. All in favor. None opposed. Passed.
- Denys Draper opened a public hearing for the minor subdivision on tax map 4, lot 30B at 8:00 pm.
- Hearing no objections, Jim Collier moved to close the hearing. Anita Craven seconded. All in favor. None opposed. Passed.
- Jim Collier moved to approve the minor subdivision. Zak Mei seconded. All in favor. None opposed. Passed.
- Denys Draper signed the plat.

Calendar Commitments

- Denys Draper stated the board should review existing zoning ordinances so that the board is ready to discuss them at the September meeting.
- The board will have a Special Meeting to discuss the Master Plan on August 15.

Viveiros Sub-Division

- Denys Draper asked Mr. Viveiros if any of the conditions have been met. Scott Viveiros replied no.

Correspondence

- A letter was received from Stephan Nix representing the Stevers asking for a complete copy of the Viveiros subdivision file.
- Toni Woodruff noted that the Stevers also have asked to have a copy of the Viveiros folder and that Melissa, the town clerk, is in the process of making the copies. Toni also clarified copies cost \$0.10 per copy for residents.
- It was determined Claire Mei will make copies of the file and Toni Woodruff will gather all of the Selectboard Minutes and Planning Board Minutes which mention the Viveiros Subdivision as requested. Copies will be sent to Mr. Nix certified, no return receipt.

Other Business

- Denys Draper stated that the Viveiros mylar has been registered with the county with conditions, where it will sit until Mr. Viveiros meets the conditions.
- Jim Collier moved to have Frank Woodruff fill Phil Reeder's vacant seat until town meeting. All in favor. None opposed. Passed.

Jim Collier moved to adjourn the meeting at 8:37 PM. Zak Mei seconded. All in favor. None opposed. Passed.

Next Planning Board Meeting – Special Master Plan Meeting – August 15, 2018

Respectfully submitted,

Claire Mei
Secretary to the Easton Planning Board