

These minutes were approved at the October 12, 2022 meeting.

**Planning Board
Site Walk
14 Schoolhouse Lane
24 August 2022
Meeting Minutes**

Planning Board

Paul Rasmussen, chair
James Bubar
Richard Kelley, vice chair arrived 4:52pm
Sally Tobias
Barbara Dill
Chuck Hotchkiss

Town Planner

Michael Behrendt

Applicant

William Matson
Bruce Scamman
John Salter
Kevin Baum
Elisa Painten

Public

Fred Hochgraf
Tom Salmon
Tony Moriarty
Tom Norohna
Stephanie Jones
Kristen Campbell
Holly Neiweem

Paul called the meeting to order at 4:30 pm. Bruce Scamman began the discussion by describing the site and each lot that will be created. There was a discussion over siting the building, but Mr. Scamman pointed out that they are not proposing to construct anything but rather to simply subdivide the property, thereby creating one additional buildable lot.

Michael Behrendt asked about the possibility of preserving an old maple by Schoolhouse Lane. Mr. Scamman said that could be possible but would be up to the individual constructing the building. It was pointed out that there is an expanding crack in the maple where the two main trunks separate.

Mr. Scamman led the group up the exit road from Three Chimneys to point out the corner marker by Schoolhouse Lane. They show the cemetery on the plan but no other information had been found to verify it was ever in use. Mr. Scamman pointed out that the plan as presented has identified the 25-foot setback from the cemetery and did not include that area in the buildable areas depicted on the plan.

Ms. Neiweem raised the issue of slopes on the southern side of the property that drain stormwater runoff directly towards her house and her concerns about the plan to prevent that from occurring. Mr. Behrendt explained that once a lot is created the buyer applies for a

building permit and the Planning Board would not be involved. If there is a concern with drainage it is best addressed as part of the subdivision review. There was also a discussion around what the Planning Board could set as conditions if they were to approve the subdivision.

Mr. Scamman discussed the sewer easement and their limited review of the sewer pipe. He indicated that it was not a cement-asbestos pipe but rather a 6" PVC pipe but that was based on digging up only one location. There was some discussion whether the new buyer could tie in to the sewer easement. It was not clear at the time what would be involved.

The meeting adjourned at 5:10 pm.

Respectfully submitted by James Bubar, Planning Board Secretary