

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

**Planning Board Site Walk**  
**Adams Point Subdivision**  
**September 28, 2022**  
Meeting Minutes

**Planning Board**

Paul Rasmussen  
Richard Kelley  
Lorne Parnell  
Sally Tobias  
Chuck Hotchkiss  
Michael Behrendt, Town Planner

**Applicant**

Anthony DiBerto  
Chris Berry, surveyor

**Others**

Frank Graf  
Joan Graf  
Krista Helmboldt, Nature Conservancy  
Chip Kelley  
Erin Kelley  
Tim Phoenix, attorney for Kelleys  
Walter Rous

Paul opened the meeting at 5:00 p.m. The group was introduced. Chris Berry led the group through the site, mainly in the northwest area where a house and leach field would go. He pointed out where a house would likely go and where the leach field would likely go based on the test pits.

There was some discussion about the purview of the board. Michael said that the board has purview over every element to ensure that the lot would be buildable, including having confidence that a house could fit on the site, that there would be a location for a leach field and well, and that there would be a good location for a driveway. But the board would not be approving those specific locations. Chris Berry said he has contacted NH DOT and Fish and Game to find out whether an access would be granted on Adams Point Road and what process would be to obtain an access.

Krista Helmboldt said that the plans need to be revised. The conservation easement covers the entire parcel but the encumbered area in line with the easement as shown. The buildable area does not change. She said that she has no concerns with the subdivision, that is was not inconsistent with the terms of the easement.

The board walked off the site onto Durham Point Road where Chris Berry estimated the driveway would likely go. The spot is about midway between the curve in the road to the south and Adams Point Road. Michael said this seems to provide adequate sight distance in both directions. Walter Rous noted that cars coming from the south would be moving slowly because the road curves and goes up hill. Michael noted that this location was not within the wetland buffer so the driveway could be installed without needing a conditional use.

The meeting adjourned at 5:40 pm.

Respectfully submitted,

Michael Behrendt, Town Planner