September 18, 2008 Hill Planning Board Meeting Minutes DRAFT

Members Present: Denise Robie Mike Brady Gene Seip Bob Walsh
Bob Helmers (Chair) Bill Henry (secretary) Seymour Goldberg

Public Present: Andy Nadeau, Jeanette Lauder, Karen Sylvester, Gina Adams, Colin Brown, Gerry Desrochers

Preliminary Subdivision Review:
Jeanette Lauder presented a map showing her 28.5 acre lot bordering Murray Hill Road and Old Rt. 104 (R3-2). She was considering subdividing and wanted to see if the board could see any issues. Bob was unsure about the state road portion on Rt. 104, which is not maintained during the winter. Bob further explained the basic zoning and subdivision regulations and directed her to the town web site for a copy. The boards review noted that there is enough road frontage on Murray Hill Rd (868' according to the map) to subdivide, also noted was there may be steep slopes on the Rt. 104 side. Bob will get an application to Jeanette.

Preliminary Subdivision Review:
Karen Sylvester and Gina Adams, with Colin Brown presented a map showing two adjoining lots, R11-8 and R11-12. Karen currently owns R11-12 that boarders Murray Hill Road, and would potentially purchase the second lot that boarders Currier Road. Colin had sketched ten lots with a road to create frontage and access the property. There was some discussion concerning the required width of the road with ten lots, it was determined to be an 18' road with 2' shoulders for a total of 22'. Colin stated that the road would not be considered part of the lot sizes, and asked if there was a requirement to have an engineer design the road. A cursory review of the regulations did not appear to require it. Colin described the lots as having a gentle slope. Bob will send a subdivision application to Karen.

Gerry Desrochers asked to be sent a copy of any rules and regulations that the Planning Board used to be posted on the Town web site. Gerry also asked about the Capital Improvement Plan, Bob will work on it.

Andy Nadeau, representing Ragged Mountain Resort in Danbury said that a land swap is being considered with a portion of R14-7, owned by Markley H. Broyer, and lot R14-9 owned by Ragged Mountain Resort. A pointed 70.1 acre portion bordering land in Danbury owned by the State of NH Fish and Game Dept. later identified as the "Danbury Bog" could be traded for the Ragged Mountain lot. He was asking if this could be achieved by doing a lot line adjustment. Bob suggested the board read RSA 674:53 that address lot lines across town lines. There was discussion as to the validity of a lot line adjustment verses a subdivision. The lots are all land locked that are under consideration. Andy indicated that the section of land was of interests because of the availability of water, but could be considered for any number of uses. Discussion speculated that any development of the proposed property would require some sort of road, buildings and electricity. The fact that the land has no road frontage and the somewhat unusual nature of the request, Bob will contact the town attorney for an opinion.

Mail: A public hearing on 9/23/08 with Ragged Mountain Resort submitting their master plan to Danbury. Gene and Seymour are planning to attend.
The NH Planning and Zoning conference will be on 10/25/08.

Driveways: Bill reported that there were two applications approved. The application made on Addison Road that Dean did not approve because of its proximity to the town right of way was discussed.

The meeting was adjourned.
Respectfully Submitted,

Bill Henry