

**Minutes – APPROVED**

**ACWORTH PLANNING BOARD MEETING: March 24, 2025**

**PB Present:** Michael Aron, Dean Gowen, Vicki Wuest, Jim Neidert, Steve Murray, Ryanne Schoonover (BoS)

**PB Absent:** Rob Vogel  
Frank Emig (alternate)

**Public Present:** Mary Hildreth, Gerald Ledbetter , Gregg Thibodeau

**Meeting called to order at 630PM**

**Steve Murray assigned to take minutes**

- 1. Nominations on PB Chair / V Chair / Secretary**
  - a. SM nominates MA as chair – RS seconds – Unanimous Yay, Michael Aron remains chair**
  - b. JN nominates RV as vice Chair, SM seconds, Unanimous Yay, Rob Vogel is Vice Chair**
  - c. No Nominations for the Secretary position**
  - d. No one has applied for the administrative assistant role preparing agenda, meeting notes and packages for meetings**
    - i. MA needs to discuss with Charlotte preparing the agenda, Interfacing with the town hall, and packages on 3/25/25**
- 2. SM Motion to approve 2/24/25 minutes SM, VW seconds, Yay 4, 2 abs**
- 3. Public Hearing for Ledbetter subdivision -**
  - a. Prior questions have been addressed by the new map presented**
  - b. There is only 298 feet of frontage which the PB will accept**
  - c. PB feels that shared driveways are a problem for the home owner – but the lot allows the addition of a driveway in the future if needed**
  - d. PL should review the subdivision ordinances for contradictions on driveways in the future**
  - e. Soil report and topo was sent to Kathy – PB did not receive**
  - f. Mr. Ledbetter will have mylar prepared for next meeting**
    - i. PB will need to waive the shared driveway – and allow for 298’ of frontage**
    - ii. It was suggested to Mr. Ledbetter to have a strong deed language governing the shared driveway.**
- 4. 201-107/108 – Lot Merger – Gregg Thibodeau, Conservation Commission**
  - a. Conservation Commission (CC) and BoS are recommending that the two lots be merged based on the lack of historical deed evidence supporting two lots.**
  - b. CC believes that there is significant conservation value in the two properties on the north east end of the lake -107 borders a significant inflow from North Shore Road and 108 would create a significant wildlife corridor to the lake.**
  - c. Boundary verification is being under taken by CC and they believe that combining only helps that**

- d. There is a deed from 1970 for 104 with unclear boundary – between 104-105-106
  - i. Becomes a corner marker for 107 and is the perceived the boundary for 108
  - ii. MA says that the BoS approves of this
  - iii. SM believes that the work of the survey should be completed prior to voting
- e. RS motion to approve the merger VW, Yay 5, Nays 1 - motion is approved to merge the lots
- 5. Master Plan
  - a. Regional concerns to add a watershed plan which is in the conservation plan already – reference that in the section needs to be added
  - b. Planning Board members present sign the cover letter
- 6. Driveway Permit: Carry Driveway permit form review to the next meeting – SM to provide the update
- 7. MA Read the change into the record – Meeting time – Meetings
  - a. Meetings
    - 1. Regular meetings shall be held at least monthly at the Town Hall Offices, Acworth, New Hampshire, at 6:30 PM on the fourth Monday of each month, or other duly noticed time.*
- 8. SM asked to defer Building Code Ordinance discussion into the next meeting when RV is available.
- 9. Spring Joint Board meeting – May 27<sup>th</sup> – Joint Board Meeting
  - a. Discuss agenda next meeting
- 10. Next Meeting is April 28, 2025
  - a. Ledbetter sub-division – second hearing and sign if approved
  - b. Review changes to Driveway Permit form
  - c. Revisit the Building Code Ordinance with Rob V
- 11. SM to look into other towns' CIP Plans
- 12. MA mentions the value of “NH Zoning Atlas” – St. Anselm's College database

**RS Motion to adjourn at 7:38PM – JN seconds– unanimous Yay vote**