

## **MINUTES *Approved***

**ACWORTH PLANNING BOARD and Master Plan Committee MEETING:** September 25, 2023

### **Master Plan Committee:**

Present: Ann Kosa, Mary Hildreth

From research MH provided additional questions. There was consensus to merge them with the existing draft and shorten the introduction to provide space needed. We will try for a final draft before the next meeting.

### **Regular Planning Board Meeting**

**PRESENT:** Ann Kosa, Ray Leonard, Rob Vogel, Mark Girard, Frank Emig, Jim Neidert, Glenn Elsesser, Kristian Fenderson, Clayton Platt, Laura and Chris Troian with their realtors, Keith Quarrier

**ALTERNATES:** FE was appointed by consensus.

### **MINUTES:**

1. PB meeting August 28, 2023: Motion JN/FE to approve, passed.

### **HEARINGS:**

1. AK opened the hearing noticed for 7PM. Clayton Platt presented plans for the Alston Barrett Revocable Trust Lot Line Adjustment/Annexation and described the project which involves moving an interior boundary of adjacent lots owner by the Trust. There were no wetland or frontage issues. There were no questions from the public. AK closed the hearing at 7:10PM. Motion RV/JN to accept the application as complete, accept the request to waive the requirement of a second hearing, and to approve the plan, passed.

### **APPLICATIONS AND GUESTS:**

1. Chris and Laura Troian described their recent purchase of a lot which is not described separately by deed or subdivision on assurance by realtors and their title attorney that it would not be an issue. Past legal advice to the Town has been that a separate deed description is needed to establish a lot of record. The lot was assigned a map/lot number in 2006 because it is separated from the whole lot by a Class 6 road. There was discussion of how to bring the lot into compliance. It was determined that the Town make legal inquiry whether PB can retroactively accept a subdivision application for the lot and waive the Class 5 road requirement without establishing a precedent.
2. Driveway permit application, David and Lorna Kelin: The Kelins were not present. New applications were viewed along with recent Town correspondence with the applicants. Motion MG/RV to approve the driveway permit application for lot 211-5 contingent on the driveway meeting the application description with no ground alteration beyond the 29' driveway width and the grade being treated as described in the permit application, passed, FE abstaining. Motion MG/AK to delay consideration of the driveway permit application for 211-6 until the corrective action described in a cease and desist order dated September 19, 2023, requiring the removal of an unpermitted driveway and restoration of the shoulder be completed, passed.

**COMMUNICATIONS:** None

### **CONTINUING BUSINESS:**

1. Master Plan update: See above.
2. CIP: Glenn Elsesser distributed a second draft of Table 1 which attempts to continue paved road maintenance with paved road flood repairs which may have partial FEMA funding. There was consensus this is a comprehensive list of anticipated and unanticipated road projects facing the Town. GE will reformat for the CIP.
3. Fee schedule update: There was discussion as to the need for time tracking to support some fees.

### **NEW BUSINESS:**

1. Next meeting October 23, 2023

**MEETING ADJOURNED:** By consensus; 9:00PM, Respectfully, Kathi Bradt.

### **COMPLETED ITEMS/RECOMMENDATIONS:**

**TICKLER:** Schedule meeting with County Registrar Janet Gibson for December/January