

MINUTES *Approved*

ACWORTH PLANNING BOARD MEETING: November 27, 2023

PRESENT: Mike Aron, Ann Kosa, Rob Vogel, Jim Neidert, Vicky Wuest, Ray Leonard, Frank Emig, Glenn Elsesser, Greg Bascom, Rachael Aron, Steven Murray

ALTERNATES: Motion MA/AK to appoint FE, P.

MINUTES:

1. PB meeting October 23, 2023: Motion RV/AK to approve as edited, passed.

HEARINGS: None

APPLICATIONS AND GUESTS:

1. Greg Bascom: Merger of previously subdivided lots. There was discussion regarding the Roy Farm property conservation easement. Motion FE/RL, passed, to cite the following:

This is the phrase in question in the Easement Document:

E. (On Page 4) Grantor reserves the right to subdivide the Property no more that two (2) times for the purpose of creating three (3) lots.

The key point in the Easement wording above is not the times the land is subdivided but the number of lots eventually created as long as no more than three (3) lots are created.

Under normal circumstances, in order to create three (3) lots from one, two subdivisions are necessary. The above paragraph does not take into account mergers of already subdivided properties. Once two (2) or three (3) properties within this easement are merged, the Planning Board is of the opinion that the merged lots could be subdivided again as long as they never subdivide to more than three (3) lots.

2. Driveway permit application, Goodell, Cold Pond Road: MA and RV viewed site. Motion RV/JN to approve contingent on applicant following State guidelines for culvert installation, passed.

COMMUNICATIONS: None

CONTINUING BUSINESS:

1. In response to the recent sale of unsubdivided lots, RV noted the need and there was consensus that an effort be made to identify and flag lots which are not described individually by deed. SM suggested a website note that states tax maps are for tax purposes and not legal surveys.
2. CIP: The final draft was reviewed and minor edits made. Motion AK/FE to approve, passed. GE suggested updating the website list of 2021 flood completed projects.

NEW BUSINESS:

1. PB 2024 budget was reviewed and funds moved to Master Plan development. Motion RV/JN to approve, passed.
2. Next meeting: Motion FE/AK to avoid federal holiday and meet December 19, passed.

MEETING ADJOURNED: Motion JN/AK, passed; 7:40PM, Respectfully, Kathi Bradt.

COMPLETED ITEMS/RECOMMENDATIONS: Schedule meeting with County Registrar Janet Gibson, revisit fee schedule, follow up mapping notation regarding one deed/one lot.