

**Harrisville Planning Board
Minutes
December 8, 2010**

Members Present: Sherry Sims, Anne Havill, Bob Sturgis, Noel Greiner, Ned Hulbert, Jay Jacobs, selectman, Charles Michal

Members Absent: none

Members of the Public Present: Judy Epstein, Seth Kallman, Heri Tryba, Rich Lieberstein

Mr. Hulbert called to the meeting to order at 7:00 p.m.

Attendance and Voting Members:

Mr. Hulbert introduced the Board and said that the voting members are himself, Sherry Sims, Bob Sturgis, Noel Greiner and Jay Jacobs.

Agenda:

The agenda was approved with the addition of "Miner subdivision conditions" under Administrative.

Minutes of Previous Meetings:

The minutes of the November 10, 2010 meeting were unanimously approved as distributed.

Public Hearing:

**Tax Map 30, Lots 21-3 and 21-4 on Dublin Road, owned by Richard Lieberstein
Boundary line adjustment:**

The Board reviewed the application and related paperwork submitted by Mr. Lieberstein regarding a boundary line adjustment. With the addition of the check for the application fee, all seemed in order and Mr. Jacobs moved to accept the application as complete. Mr. Hulbert seconded the motion and the Board approved it unanimously.

Mr. Hulbert explained the procedure for a public hearing and then opened the Public Hearing at 7:25 pm.

Mr. Lieberstein explained that he owned two abutting lots and he wished to adjust the boundary line so that lot 21-3 would then have 5.00 acres and lot 21-4, which is the lot his residence is on, would have 17.84 acres. No new building lots will be created and the driveway location for lot 21-3 was already approved with the original subdivision.

Mr. Hulbert asked if there were any abutters present who wished to speak in favor of the application. There were none, nor were there any abutters to speak against it. Since there were no other comments regarding the proposal, Mr. Hulbert closed the Public Hearing at 7:32 pm.

Mr. Sturgis asked a question about the surveyor's technique of showing hatching across the area to be moved from one lot to another. He wondered if it created clarity or confusion. After discussion and Mrs. Havill's pointing out that the setbacks shown on the survey show the new boundary lines, the Board felt this plat was clear. Mr. Jacobs moved to approve the boundary line adjustment as presented, Mr. Greiner seconded the motion and it was approved unanimously.

As a continuation of the discussion about the clarity of the plat, the Board wondered if it was desirable to continue with the application request to include a mylar with the printed plats on an application. The Lieberstein approval had no conditions, so the mylar presented could be signed, but often there are conditions or slight changes required. The Board wondered what procedure was best for the town and the least onerous for an applicant. Mrs. Sims will speak with Lisa Murphy of Southwestern Regional Planning about this to see what is normally done and will report to the Board at the January meeting.

Old Business:

2011 Budget Planning

The Board briefly discussed the time frame for submitting their budget for 2011. Since the public hearing on the budget is set for February 6, 2011, the Selectmen need the Planning Board budget before the January meeting. Mrs. Sims and Mr. Hulbert will go over the figures and give them to the Selectmen as a tentative budget. Then the entire Planning Board can discuss it before approval at the January meeting.

Open House for expanded volunteerism:

The Board continued its discussion about scheduling an open house style evening at which interested people would meet members of the town boards and learn of their responsibilities. The Planning Board and the Selectmen present think this is a good idea and set a date of February 23, 2011. This will allow for a notice inviting any interested townspeople to be in the next issue of Common Threads. Mr. Hulbert and Mrs. Sims will write a letter to alert all Boards and committees about this and the Selectmen will send it out.

Aerial Photography:

The town had expected to receive the 2010 aerial photography series from the state DOT but this has not happened. Mr. Sturgis said he's spoken with Glenn Daverson and the delay was caused because the state had prioritized towns on the coast that had agreed to spend an additional \$5-6,000 for higher resolution. Then it turned out that all those towns had the fee covered by DOT anyway. At any rate, we will probably get our promised photos in February.

New Business:

Quarterly meeting for Land Use Board heads:

Mr. Hulbert asked the Selectmen if they were able to schedule another in this planned series of meetings, since the last meeting was in August. The Selectmen present said that the fourth quarter of 2010 had gotten too jammed up and the next meeting would have to be in the first quarter of 2011.

Administrative:

Correction on Kallman plat:

Seth Kallman explained to the Board that the plat showing the 2-lot subdivision of the Killilea land on Cherry Hill Road, approved by the Planning Board at the October 13, 2010 meeting, had a numbering error. The lot shown as 10-9-1 on that plat had already

been assigned to abutter Ronald Miller, and it should have been numbered as 10-9-2. Mr. Kallman's surveyor had prepared a new mylar with the correct numbering. This is an administrative change, not a substantive one. Mr. Jacobs moved to approve the lot numbering as shown on the corrected mylar. Mr. Greiner seconded the motion and the Board approved it unanimously.

This correction will be recorded at the Cheshire County Registry of Deeds and also indicated in the official town files.

Miner subdivision conditions:

At the February 10, 2010 meeting, the Planning Board had conditionally approved a 3-lot subdivision requested by owners Philip H. and Kathryn S. Miner on Yellow Wings Road. The reference is Map 40, Lot 126. The Miners have not complied with the conditions of the approval and Mrs. Sims brought the time limit of one year to satisfy conditions to the Board's attention. The Planning Board does not want to allow any confusion to exist and agreed that Mr. Hulbert would write the Miners a letter reminding them of the deadline stated in the Subdivision Regulations and of the approaching ending of their conditional approval.

Other Business:

Mrs. Sims distributed copies of the invitation to all Boards, employees and volunteers for a year-end party at the Town Offices on December 18.

Next regularly scheduled meeting is Wednesday, January 12, 2011 at 7:00 p.m.

The meeting adjourned at 8:30 p.m.

Approved: _____ Date: _____
 Co-Chairman