

**Harrisville Planning Board
Minutes
September 14, 2011**

Members Present: Sherry Sims, Ned Hulbert, Bob Sturgis, Noel Greiner, Anne Havill (alternate) Heri Tryba (alternate), Jay Jacobs (Selectman)

Members Absent: Charles Michal (Selectman alternate)

Members of the Public Present: Connie Paton, Roger Eastman, Jeannie Eastman, Pat Kelliher, Lawrence McClure, Dale Ervin, Robert Ervin, Seth Kallman, Judy Epstein, Timothy Mowry

Mr. Hulbert called to the meeting to order at 7:02 p.m.

Administrative:

Mrs. Havill has resigned from the Conservation Commission, staying on the Planning Board as an alternate. This leaves Mr. Sturgis as a member of both boards, which complies with state law.

Attendance and Voting Members:

Mr. Hulbert introduced the Board and said that the voting members are himself, Mrs. Sims, Mr. Sturgis, Mr. Greiner and Mr. Jacobs

Agenda:

The agenda was approved as posted.

Minutes of Previous Meetings:

The minutes of the August 10, 2011 meeting were unanimously approved as distributed.

Public Hearing:

Tax Map 10, Lot 5, Route 137 owned by Dale Ervin. Minor Subdivision

The Board reviewed the application submitted by the Ervins. They had requested a waiver of the test pit requirement on the two lots because one proposed lot contained a house with an existing and working septic system; the other will be 16 acres with satisfactory room for a later perc test. The Board approved this waiver request. Then the Board voted to accept the application as complete, with a 5-0 vote.

Mr. Hulbert opened the public hearing at 7:20 pm. The Ervins explained their reason for the 2-lot subdivision application, which is to be able to sell the house on smaller acreage. The Board had discussed this potential subdivision in previous meetings with the Ervin's surveyor and had no questions at this time. Abutter Jeannie Eastman spoke in favor of the subdivision, saying she thought it was a good idea. No abutters spoke in opposition to the subdivision; there were no comments from any other attendees or in written form.

Mr. Hulbert closed the public hearing at 7:30 pm. The Planning had very brief conversation about the subdivision, and then Mr. Greiner moved to approve it. Mr. Jacobs seconded the motion and it passed unanimously, 5-0. Mr. Hulbert and Mr. Sturgis signed the plats and gave a copy to the Ervins. Mrs. Ervin gave the Board two checks to cover recording at the Cheshire County Registry of Deeds and the LCHIP surcharge.

Consultation:

Tax Map 60, Lot 15, Aldworth Manor Road, Minor subdivision:

Connie Paton appeared to ask the Planning Board about the feasibility of subdividing 3 acres from the 36-acre lot owned by NE Wellness. After some discussion about road frontage, the Board told Mrs. Paton that this should be fairly straightforward as long as the proposed 3-acre lot had at least 250 feet road frontage. Mrs. Paton was not in a position to discuss any substantial long-range plans the owners have now, but the Board agreed that the property and use is unique in the town, as it is a campus situation. In the future they recommended the NE Wellness Board create a long-range plan to use in discussion with the town.

Old Business:

Quarterly meeting of land use board chairs:

An attempt will be made to bring this group together very soon. Mrs. Sims will coordinate with Angela and the other board heads.

Correspondence:

“Guiding Change” CD

Mrs. Sims said that Lisa Murphy of SWRPC will appear at the October 12 Planning Board meeting to present this CD and discuss the ideas in it. The Planning Board agreed to invite members of the ZBA and the Master Plan committee to this meeting, too.

LGC fall lectures:

Board members indicated which of these lectures they could attend and Mrs. Sims said she would have Angela send in the registrations. Mr. Hulbert asked that there be brief reports at the next Planning Board meeting.

The Board had a brief discussion about the thorny issue of road status, as shown in a recent ZBA hearing about property on Derby Hill Road.

Next regularly scheduled meeting is Wednesday, October 12, 2011 at 7:00 p.m.
The meeting adjourned at 8:45 p.m.

Approved: _____ Date: _____
Co-Chairman