

EXETER PLANNING BOARD

MINUTES

NOVEMBER 17, 2011

Chairwoman Kathy Corson called the meeting to order at 7:10 PM in the Nowak Room on the above date.

PRESENT: Chairwoman Kathy Corson, Vice Chairman Ken Knowles, Members: Carol Sideris and Katherine Woolhouse, Town Planner Sylvia von Aulock.

It was noted that all board members in attendance would be voting.

NEW BUSINESS: PUBLIC HEARINGS

Chairwoman Corson announced that the application of **Beals Associates, PLLC – PB Case #21116** had been postponed until further notice at the Applicant's request. She indicated that abutters would be notified by certified mail of a future meeting being scheduled.

CHRISTOS C. and DEBRA M. SARHANIS – PB CASE #21118

The application of Christos C. and Debra M. Sarhanis for a lot line adjustment of the common boundary line between the properties located at 95 Kingston Road and 93 Kingston Road. The subject properties are located in the R-1, Low Density Residential zoning district. Tax Map Parcels #101-51 and #98-11. Case #21118.

Chairwoman Corson asked Ms. von Aulock if the abutters and public had been duly notified; Ms. von Aulock responded affirmatively. She asked if the application was complete enough for the Board to consider; Ms. von Aulock indicated the application was complete. ***Ms. Woolhouse moved to accept the application thereby beginning the 90-day clock for the Board to act; Mr. Knowles seconded the motion. VOTE: Unanimous. APPLICATION ACCEPTED.***

Ms. Sarhanis addressed the Board and indicated that they, along with their neighbors the Somersets, were proposing the adjustment of the common boundary line between their properties. She explained that due to the location of their homes the proposed lot line adjustment was desirable and the adjustment provided for an equal amount of land area to basically be swapped between the two properties.

Mr. Knowles inquired as why the Applicants were pursuing the adjustment and asked if either of the parties was planning on building. Ms. Sarhanis reviewed the logic which initiated the proposed exchange of land between the parties, and noted that their abutting neighbors (Somersets) hadn't known where the lot lines were.

Mr. Knowles asked if the residences were served by municipal water. Ms. Sarhanis indicated that their residence was served by a private well and septic. Mr. Somerset stated that he was connected to municipal water, although had a private septic system. Mr. Knowles pointed out that the plan reflected incorrect information with respect to the required frontage requirements; he noted that a parcel with no municipal water and sewer would require 200' of frontage (lot width), while a parcel with municipal water would require 175' of frontage.

Mr. Knowles outlined the following plan revisions that would be necessary prior to final approval being granted and the plan being signed:

- The "Zoning District" legend be corrected to accurately reflect the dimensional requirements for lots within the R-1 district (with "no" municipal water and sewer" as well as lots with municipal water);

- The Planning Board case number and a signature block to be added to the plan for recording purposes;
- The location of the existing septic area on Tax Map Parcel #98-11 (N/F Somerset) be depicted on the plan; and
- The plan be revised to show the entire lot area of both parcels (in accordance with the Board's regulations)

Ms. von Aulock reviewed the standard conditions of approval including the requirement for a Certificate of Monumentation and recording fees to be submitted to the Planning Office and that the conditions of the approval were to be satisfied within one (1) year.

A motion was made and seconded to approve the lot line adjustment, as presented, subject to the following conditions:

- ***All requests of the Planning Board to be addressed, including but not limited to the plan revisions as outlined above;***
- ***An executed Certificate of Monumentation shall be submitted to the Planning office along with the appropriate fees for recording the plan;***
- ***All conditions of the approval are to be met within one (1) year.***

VOTE: Unanimous.

OTHER BUSINESS

APPROVAL OF MINUTES: - None

TOWN PLANNER ITEMS

Ms. von Aulock announced that another holiday season was upon us and she would again be donating a holiday stained glass piece for raffle with all proceeds going to the local fuel assistance program under the direction of Welfare Director Sue Benoit. She indicated that the "Santa Delivers a Wish" piece would be on display in the Planning Office along with a "Gift Basket of Goodies for the Kitchen" being donated by the welfare office. She noted that raffle tickets were available at the Town Planning Office, and also at St. Michael's Church and Hartmann Oil --- \$2./ticket or 3 tickets for \$5.00. The drawing will take place on Thursday, December 29th at the Exeter Town Office.

REPORTS ON "OTHER COMMITTEE" ACTIVITY

Chairwoman Corson updated the Board on the activities of the Exeter Development Commission (EDC).

CHAIRMAN'S ITEMS - None

There being no further business before the Board, ***a motion was made and seconded to adjourn. VOTE: Unanimous. The meeting was adjourned at 8:35 P.M.***

The next meeting of the Exeter Planning Board will be held Thursday, December 1st, 2011 at 7:00PM in the Novak Room at the Exeter Town Offices.

Respectfully submitted,

Barbara S. McEvoy
Deputy Code Enforcement Officer
Planning & Building Department