

Town of Northumberland
Planning Board
Accepted by the Planning Board
Monday, March 12, 2018
7:00 pm
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Planning Board Members Present: Susan Martindale, Lisa Black, Jeff King, James Heber, Vice Chairperson

Members Absent: Holly Rippon-Butler, Chad Reinemann, Brit Basinger, Melanie Eggleston and Wayne Durr, Chairperson

Town Employees Present: Richard Colozza, Code Enforcement Officer and Tia Kilburn, Clerk

Vice Chairman Heber opened the meeting at 7:05 pm; all in attendance stood and recited the Pledge of Allegiance.

Application #0001-18, Lot Line Adjustment Cindy Isensee

Mrs. Isensee addressed the Board and explained her application as a lot line adjustment to correct property lines. She stated they were told that their property was encroaching on the neighbors, so they purchased 2 of the vacant neighboring lots hoping to move the property line over and not have to remove their sprinklers. She explained the 2nd lot is 9/10 of an acre and that is the one they were hoping to take just enough land from to correct the problem, then they would sell the 2 lots. Mr. Heber reiterated the original survey was done improperly? Mrs. Isensee said yes and stated there are conflicts throughout the neighborhood pertaining to property lines, so she and her husband hired a surveyor. The Board reviewed the survey maps. Ms. Black suggested they move two property lines, one on the 9/10ths of an acre to make that lot 1 acre, the 3rd lot will be 6 1/2 acre, and then hers would be ok. Discussion ensued. Mr. Colozza stated her house was turned and the driveway was redesigned, the dwelling is ok it is the driveway that maybe close. Mr. King stated they need to see the placement of everything on each lot. Mr. Heber agreed and stated she will need to have all three parcels surveyed. Mr. King added, move the property lines and then show how everything fits, Mr. Heber added and have the surveyor show the proposed lot line adjustments. Discussion and Mrs. Isensee stated she would have her surveyor phone Mr. Colozza the next day for the details of what this Board is looking for. Mr. Colozza said show everything, the utilities, wells, septic systems and building envelopes. Discussion ensued on the Maplewood / Plantation hammer head, Mr. Colozza stated it is connected.

Chairman Durr introduced the next application, number 0003-18, Lot Line Adjustment, Stephen Smith

Mr. Smith introduced himself to the Board and reviewed maps with the them. Mr. Heber asked if he was removing a lot, Mr. Smith responded yes and a right of way which makes the lot 3 acres. He then stated he would like to request the Board waive the usual subdivision requirements for this application. Mr. Heber stated everything is existing. Mr. Smith added and the pins are all there, Ms. Martindale stated she sees it as an advantage, Ms. Black agreed, increasing lot size, Mr. King said it looked cut and dried to him. Mr. Smith stated it was to settle his father's estate.

Ms. Martindale made a motion to waive the public hearing regulations for application #0003-18, lot line adjustment for Stephen Smith

Ms. Black 2nd the motion, all in attendance unanimously agreed, motion passed.

Ms. Martindale made a motion to approve the lot line adjustment for application #0003-18,
Ms. Black 2nd the motion, all in attendance unanimously agreed, application approved.

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Mr. King explained they need to bring in the mylars and maps to be signed and then file it with the County. Mr. Smith asked if this Board filed them with the County and Mr. Heber explained the applicant must file them after the Chair of this Board reviews and signs them with dated approval.

Mr. Heber introduced application 0004-18, lot line adjustment for Randolph Bardin

Mr. Bardin explained his application is for a lot line adjustment to take .43 acres from 2.03 acres and add it to .57 acres, he added which will make the lot conforming and his current dwelling lot will remain complaint. Mr. King asked if it will make the lot one acre, Mr. Bardin responded yes. Mr. Heber asked if there is an easement for the driveway to get to the vacant lot or if they use the old town road for access. Discussion ensued on the abandonment of the old town road leading to what was once a fire access road to "fire pond", which is no longer there.

Ms. Martindale made a motion to waive the public hearing requirements for application #0004-18,
Ms. Black 2nd the motion,
All in attendance unanimously agreed, motion passed.

Ms. Martindale made a motion to approve the lot line adjustment for application #0004-18,
Ms. Black 2nd the motion,
All in attendance unanimously agreed, application approved.

Mr. Heber stated the next application was 0002-18, sign review for Jacob Heber and he recuse himself. Mr. King said they may discuss the application with Mr. Heber, the applicant however, due to the lack of a quorum they will be unable to act on the application. The applicant, Mr. Jacob Heber stated he would return next month when they have a quorum.

Mr. Heber, Vice Chair rejoined the Board and asked if there were any minutes to be corrected / approved, the Clerk responded yes, February minutes, with one correction so far; Mr. Durr, Chairman opened the February meeting and not Mr. Heber.

Ms. Martindale made a motion to accept the February meeting minutes with correction,
Ms. Black 2nd the motion,
All in attendance unanimously agreed.

Mr. Heber made a motion to adjourn the monthly meeting at 7:45 PM,
Mr. King 2nd the motion,
All in attendance unanimously agreed.

Respectfully Submitted,
Tia Kilburn, Planning Board Clerk