

Town of Northumberland
Planning Board
Corrected by the Planning Board
Monday, April 10, 2017
7:00 pm
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Planning Board Members Present: Susan Martindale, Lisa Black, Brit Basinger, Chad Reinemann, James Heber, Vice Chairperson and Wayne Durr, Chairperson

Members Absent: Jeff King, Holly Rippon-Butler and Melanie Eggleston

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

Chairman Durr called the monthly meeting to order at 7:07 pm, all in attendance stood and recited the Pledge of Allegiance.

Application 0002-17.

Matthew Van Dorn introduced himself and stated he would be representing the applicant Mr. Beckner for this project. Mr. Durr asked him to recap for the Board members. Mr. Van Dorn stated the project is for a lot line adjustment / subdivision. He said a joint public hearing was held with and closed by the Zoning Board, his area variance was granted for the front lot. He stated at this point they were seeking approval for the lot line adjustment and subdivision. He indicated the additional information added to the maps for the back lot and the corrected placement of the gas line, he stated the maps now show the entire property and also at the request of this Board he has added the location of all the wells and septic systems included for the surrounding neighbors. Mr. Reinemann stated he was concerned with the property line for the front lot and the need to replace the septic limiting themselves for improvements, he stated it is a tight lot. Mr. Van Dorn responded it would be possible to replace if needed and there is nothing on that side with the neighbors, Mr. Reinemann stated he would be more comfortable if the lot were squared off. Mr. Basinger asked if it were an average septic, Mr. Heber stated there is a 12' x 30' area, Mr. Colozza agreed it could be replaced they could even use an Elgin system. Discussion ensued. Mr. Reinemann stated it is an old septic and he was concerned, and asked if they could just bump out the back property line. Mr. Colozza stated currently there is a point well so eventually it will have to be moved and the financial intuitions will not take point wells, Mr. Heber agreed if they moved the well it would be ok and Mr. Reinemann said he didn't want a problem created for the future. Mr. Basinger said it slopes and they could meet the setbacks if they squared it up. Mr. Van Dorn stated it was not a big deal he will just change the placement of the post, Mr. Reinemann suggested at least 40'. Mr. Heber asked if the setbacks would be ok with the boundary change, Mr. Van Dorn responded no, it will not be a problem. Mr. Basinger asked how far down the water table, Mr. Colozza responded there has not been any testing, everything is pre-existing. Discussion ensued on the topography of the parcels.

Mr. Heber made a motion to approve the application with the adjustment to the south east corner, adding 40' the lot containing SBL# 116.-2-30.1

Mr. Basinger 2nd the motion, all in attendance unanimously agreed.

Mr. Heber made a motion to approve the March meeting minutes,

Mr. Reinemann 2nd the motion, all in attendance unanimously agreed.

Mr. Heber made a motion to close the monthly meeting at 7:35 PM.

Mr. Reinemann 2nd the motion, all in attendance unanimously agreed.

Respectfully Submitted,
Tia Kilburn, Planning Board Clerk