

Town of Northumberland Planning Board

Minutes

Accepted by the Planning Board

Monday, January 13, 2014 7:00 pm

Page 1 of 2

Present: Jayme Heber, Lisa Black, John DeLisle, Melanie Eggleston, Brit Basinger and Wayne Durr, Chairperson.

Absent: CJ Lofgren, Jeff King - Vice Chairperson and Susan Martindale

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

Mr. Durr Chairperson opened the monthly meeting at 7:00 PM.

All in attendance stood and recited the Pledge of Allegiance

OLD BUSINESS

None

NEW BUSINESS

Application #: 0001-14

Lot Line Adjustment

Application: JeanAnn Dennis

SBL(s): 105.-1-28.111 & 105.-1-28.4 & 104.-1-110

Location: 221 Peters Rd

Zoning: Agricultural

Acres: Approximately 115.86

Jason Tommell of Tommell & Associates introduced himself and stated he would be representing Ms. Dennis for the purpose of this application. He explained Ms. Dennis is requesting a lot line adjustment to retain acreage with the dwelling and sell the remaining property for agricultural pursuits. If the agricultural aspect falls through they may return in the future for a 2 lot subdivision to put two more dwelling in there. He stated they have already performed exploratory perk and deep hole test on the lots. Mr. Basinger asked if the new lots will comply with the setbacks, Mr. Heber asked what the proposed setbacks are, Mr. Tommell responded yes and indicated on the map what they are proposed to be. Brief discussion ensued on the use of the neighborhood and the shore line overlay.

Mr. Heber made a motion to waive the subdivision process as allowed in the Town of Northumberland's Subdivision Regulations, Section VII, subsection B and approve the application as presented.

Mr. Basinger 2nd the motion,

All in attendance unanimously agreed.

ACTION

Application approved.

Mr. Tommell then requested some direction on a different project at King Rd and Beaver St, he described a previous subdivision and moving a building envelope. He stated there is a note on the subdivision map dated October 20, 2003 that in part says "House location on lots shown will be at the proposed front building setback line and conform with the lot width at the building line. House locations cannot be moved further back without prior approval by the Town." Mr. Tommell said they have a potential buyer however; they would like to move the building envelope. He then stated they performed exploratory perk and deep hole test on December 19, 2013 and found the soils could sustain a residential system if they moved the building envelope. He stated he had never seen a note like that on a subdivision map and asked if this Board was the Town authority he had to ask permission to build further back as referred to in the note as the "Town"? He said they would still be within the

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Page 2 of 2

100' setback from the wetlands and asked how concerned this Board was with moving the house. Mr. Basinger asked if the note was because of the wetlands or setbacks? Mr. Heber asked what the note said exactly, Mr. Tommell reviewed the map and notes with the Board and a brief discussion ensued. Mr. Heber stated they need to find out the intent of the note, Mr. Colozza interjected he thought it maybe because of the wetlands. Mr. Heber asked what the length of the driveway would be, if they needed a turnaround, Mr. Colozza said the length determines the width and if a turnaround is required. Mr. Basinger asked if that was for a public road and not a private driveway, Mr. Colozza stated even driveways are now regulated by the building code. Mr. Tommell stated it would be approximately 700' or 750'. Mr. Heber suggested Mr. Tommell come back to this Board with a site plan and they will have to research the approval for additional information. Mr. Basinger stated he thought the turnaround and width only pertained to shared driveways, Mr. Colozza said no it is now in the fire code. Mr. Tommell asked if the issue with that was for emergency vehicles and if they wanted him to return to this Board or just to Mr. Colozza to prove it meets code. Mr. Basinger said he felt Mr. Colozza could determine if it meets code. Mr. Heber said they need to find out why it was put on the maps, Mr. Durr agreed, and added they need to know the thought process. Mr. Colozza stated he would check the minutes and maps, Mr. Durr said they should find the reason. Mr. Heber stated this Board should also review it. Mr. Colozza stated he remembered the original perk test made it site specific because of the wetlands. Mr. Colozza asked if they wanted to see a new site map, Mr. Heber said yes showing the proposed building envelope, driveway and turn around. Mr. Durr asked if the Clerk and Mr. Colozza would do the research to find the reasoning of the note, they both agreed. Mr. Tommell thanked the Board and said he would return.

PUBLIC PARTICIPATION

None

MISCELLANEOUS

The Clerk asked if anyone was interested in attending the Planning and Zoning Conference on January 29th, 2014. The Clerk collected registration forms for the conference.

Mr. Durr asked if there were any other business for the Board, none was noted.

Mr. Heber made a motion to adjourn the monthly meeting at 7:35 pm,

Mr. Basinger 2nd the motion,

All in attendance unanimously agreed.

FUTURE MEETINGS:

Regular Planning Board Monthly Meeting February 10, 2014, 7:00 PM, as needed.

Respectfully Submitted,

Tia Kilburn,

Planning Board Clerk