

## **Grafton, NH Planning Board**

Minutes Feb 24, 2022

**Members Present:** Angus Gorman (chair), Gary Whitney (secretary), Emelia Cushing, Sabrina Kirwan (arrived late), Rich Angell (alternate)

**Members Absent:** Thomas McGinty (Selectboard ex-officio)

**Others Present:** Paul Vogt, Scott Sanborn

**Call to Order:** Meeting called to order at 7:01 pm.

**Alternate-Pro Tempore:** The Chair stated that alternate Rich Angell would sit on the board as a member pro tempore in the absence of Sabrina Kirwan (who arrived later and replaced Rich at that time).

**Minutes:** The minutes of Jan 27, 2022 were reviewed and approved 3 - 0 - 1 subject to some minor spelling changes (with Emelia Cushing abstaining as she was not present at that meeting and Sabrina Kirwan not having arrived yet).

**Correspondence:** None

### **Business:**

Scott Sanborn presented a proposed plan to split tax lot (TL) 10S-466 to be merged with two adjacent properties, TL 10S-470 (Daskey/Greenwood) and 10S-421 (Dyer) in the Half Moon Pond area.

As stated in the proposal package, section 6.35 of the subdivision regulations provides an exception for this type of action, stating that this is not a regulated subdivision required to conform to those subdivision regs. Para 6.35-3 grants an exception for "Any transaction where land is exchanged between abutters and no building is contemplated on the exchanged land." Consequently, the main effective requirement to be satisfied is the state RSA requirement that abutters be notified of the time/place of the planning board review. After questions were answered, review of the proposal package by the board determined that requirements were satisfactorily met and the board agreed the Chair should sign the applicable mylar document.

After discussion, it was determined that the board would handle the submission for recording and LCHIP, requiring two checks (one for LCHIP \$25, and \$26 for the mylar/recording, with another \$10 to cover postage and mailing, \$61 total which was provided by Mr. Sanborn.

The board then reviewed additional drawings related to lot line adjustments/annexation for Smith/Peck related to the recently reviewed major subdivision being considered by the board for lot 14-73 off Rt 4-A. The board generally agreed with the proposed approach assuming it is consistent with the anticipated application. The Chair agreed to clarify the list of abutters to be notified in accordance with state requirements.

The board then initiated further discussion of the continuing review of the subdivision regulations and how best to proceed. The Chair suggested he provide a proposed compilation of the changes already discussed and also changes yet to be discussed.

**Selectboard ex-officio report:**

None

**Public comment:**

None.

The board unanimously agreed to adjourn at 8:35 pm.  
Minutes taken and submitted by

Gary Whitney  
Secretary, Grafton Planning Board