

**Town of Hope**  
**Planning Board Meeting**  
**January 6, 2009**

Present: Bill Pearse, Jr., Peter Sexton, Tug Kellough, Juanita Hunt, Dick Brodis, Ron Smith

Town Counsel: Paul Gibbons

Meeting Called to Order: 7:02 p.m.

Minutes approved as Written

Bruce Laukka came before the board to look into dividing a 25.3 acre parcel into two. One piece would be 2.26 acres. The other would be 23.04 acres.

Concerns:

- The parcel is part of an existing minor subdivision established in 1996.
  1. Paul Gibbons pointed out that since the subdivision had been in existence for more than 5 years that dividing the parcel was permissible if all normal requirements could be met.
  
- The larger portion would not have adequate frontage on the access road as it now exists.
  1. Bruce Laukka owns another large parcel abutting the property in question, and that property has more than adequate frontage on the main road.
  2. Paul Gibbons suggested including a proposed extension of the access road that would then provide adequate frontage should use of the access road be required at some future time.
  
- By dividing the parcel, it would in effect create a fifth lot and therefore change the status of the subdivision from a minor, (no more than four lots), to a major subdivision. This would change many of the requirements for approval.
  1. Paul Gibbons stated that although technically this was correct, the reason for the difference between minor and major subdivision regulation was that one of dealing with the impact on an area, i.e. increase in traffic, need for services, etc. Since this subdivision has already been in existence for more than 12 years, the real impact is of adding only one lot, not five.
  
- It was not known what, if any covenants and/or restrictions were part of the original subdivision plan.
  1. Bruce Laukka was told that these needed to be taken into account in any presentation of a revision request.

In light of these facts and opinions, Bruce Laukka was told to request that all abutting landowners be notified of the possible revision to the current subdivision plan by CFO Jon Duke. This will allow them the opportunity to come to the Planning Board Meeting when Mr. Laukka makes his formal presentation and request and to voice their opinions on the matter.

As a final note, Bruce Laukka indicated he would be willing to bear the extra expense of paying for certified mail to insure a record of notification of all parties concerned.

Martz – Bagnall Findings of Fact: Were presented by Paul Gibbons as a summation of the dispute of the past two years. Presentation was gone over in detail as a review and a motion to accept as written was made, seconded and passed by a vote of 5 for and 1 abstention. Findings of Fact were then duly signed and entered into the town records.

Bill Pearse, Jr., requested that all members go through their files and see if copies of the minutes of some of the meetings of the past year could be located. The records are currently incomplete at the town office.

Policy concerning the release of Planning Board minutes was addressed. It was decided that the current policy of not releasing them until accepted at the following meeting should be continued. This on the advice of Paul Gibbons, owing to the fact that most of Planning Board actions involve decisions and these must be verified in their final form.

Meeting was then adjourned at 8:28 p.m.