

-PUBLIC MEETING-

Hope Planning Board

Wednesday, March 2, 2022

6:30 PM

- Call to Order: Meeting was called to order by Vice-Chair Molly Luce at 6:30 PM.
- Members Present: Molly Luce, Marie Berry, Blaine Richardson (via Phone), Juanita Hunt (Via Zoom, and Robert Hall. Others present, Samantha Mank, Matt Dean, Walter Lamont, Jennifer Hixon, Stacey Whitley (via Zoom).
- Minutes: Minutes from last meeting (November 3, 2021) were reviewed and accepted. Motion by Richardson, seconded by Berry. Vote to accept 5-0.
- New Business: Pre application meeting for True's Way Minor Subdivision Application, Stacey Whitley, map and lot 04-027-02. SEE EXPLAINATION PAGE. Letters to the abutters need to be sent out. Timeline for application completion: March 15,2022 to determine completeness of application, March 29, 2022 "site walk", April 6,2022 Public Meeting for approval of application. Motion for approval of these dates by Berry and seconded by Hunt. Motion approved with a vote of 5-0.
- Old Business: None
- Other Business: None
- Adjournment: Motion to adjourn by Berry and seconded by Hunt at 6:52. Vote to adjourn 5-0.

EXPLANATION PAGE

In 2005, lots 28, 29, and 30 were a part of the Monroe subdivision. Stacey Whitley purchased lot 29 in 2005.

Abigail Laukka-Hardy and her husband Jonathan owned all of lot 27.

- They sold lot 27 to Colson in 2019.
- They sold lot 27-2 to Whitley in 2019.
- They retained lot 27-1 which also does not trigger a subdivision.
- In July 2021, they sold lot 27-1 to Hooper. But since Whitley was also a land abutter (lot 29), no subdivision was triggered.

Stacey Whitley decided to sell her lot (27-2) to Jennifer Hixon in October 2021.

None of these properties had been owned by the same person for 5 years or more.

When she sold to Hixon, it nullified the abutter status which then triggered a minor subdivision.

Jennifer Hixon was given a building permit and plumbing permits. At the time the permits were issued, the property still belonged to Stacey Whitley. Jennifer's home is almost completely built. She was seeking a bank construction loan in order to complete the house. A title attorney did the research and found that there was a 3-month discrepancy between Laukka-Hardy selling and Whitley selling the property.

Now, Hixon and Whitley are trying to correct the situation in order to allow Ms. Hixon to finish her home. Whitley is filing for a minor subdivision since she sold the property that triggered the subdivision. The remaining two properties owned by Colson and Hooper, are not part of the subdivision but rather parcels that have been divided by various owners within a 5-year period creating an unintended subdivision.