

MINUTES OF MEETING ~ JULY 16, 2007

ATTENDANCE: Ken Raisner, Eugene Dutcher, Rick Bump, Paul Little, Harold Ellsworth and Secretary Pat Smith. Also in attendance was Walt Tennyson. Absent were George Hilton, Suzanne Robbins and Bob Thurling.

MINUTES: On a motion by Mr. Bump, seconded by Mr. Dutcher, the Minutes of the June 18th, 2007 meeting were accepted, as presented. Motion carried 5/0.

CORRESPONDENCE: Copy of Non-Jurisdictional APA letter #J2007-486 for Richard & Laraine Longhurst project, and Zoning Administrator's Activity report for June 2007.

PUBLIC HEARINGS: Having been duly advertised, the public hearings were opened by Chairman Raisner at 7:00 p.m.

#SD2004-11 ~ Richard & Laraine Longhurst proposed reconfiguration of their original subdivision, located at 763 Atateka Drive. Applicant was represented by Atty. Robert Simon of Smith & Simon, LLC. Applicant proposes reconfiguration of the lot lines and relocation of the existing driveway for the subdivision that was approved in 2004. There are four lots, the owners of lots 2, 3 and 4 will be granted an easement for use of a portion of the shoreline, with the owners on lot 1 having exclusive use of the remainder of the shoreline. The project is non-jurisdictional with the Park Agency. There were no comments received from the public arena, therefore, on a motion by Mr. Dutcher, seconded by Mr. Ellsworth, the public hearing for this project closed at 7:03 p.m. Motion carried 5/0. Mr. Little then made a motion to approve application #SD2004-11 for reconfiguration of the lot lines, as proposed. Motion was seconded by Mr. Dutcher and carried 5/0. New maps will be signed for filing.

#SD2007-04 ~ Irene MacGlashan proposed 2-lot subdivision. Public hearing opened at 7:05 p.m. for this project. Applicant explained that she had originally wanted to sell all 48+/- acres of property containing the old sawmill and various outbuildings to her son, in its entirety. However, her son only wanted the portion containing the garage, which he uses for storage of his logging equipment. This project is in a Rural land use area, requiring 8.5 acres, so Mrs. MacGlashan has proposed breaking off a 9+/- acre portion to convey to her son, then sell the remaining 39+/- acres separately. The smaller lot will have 400+ feet of road frontage, and the rear lot would have 261.73 feet of road frontage. The property is located on Landon Hill Road, approximately 2 miles from the Rte. 8 & 9 intersection. With no comments from the public, motion was made by Mr. Little, seconded by Mr. Dutcher, to close the public hearing at 7:07 p.m. The Board requested that a jurisdictional inquiry form be submitted to the Park Agency by the applicant. On a motion by Mr. Bump, seconded by Mr. Ellsworth, application #SD2007-04 was approved for a two-lot subdivision, as presented, contingent on a Non-

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Jurisdictional determination from the Park Agency. Motion carried 5/0.

OLD BUSINESS: None

NEW BUSINESS: #SPR2007-09 ~ Ed Beckler. Applicant owns 60 or 70 acres located in a Moderate Intensity Land Use Area, on Stonebridge Road. In the midst of the property is a small camp, where applicant has begun clearing on the road and the turnaround area, not knowing at this time whether he will refurbish the existing camp, or knock it down and build a new one.

He proposes selectively harvesting some of the larger pines on the property, in an area to run from 5+/- acres to 10+/- acres. Following discussion, motion was made by Mr. Dutcher to approve application #2007-09, as presented. Motion seconded by Mr. Ellsworth, and carried 5/0.

Theresa Mahoney/Mary Murphy ~ proposed Boundary Line Adjustment. The Murphy family, which includes Mary Murphy, the Murphy Revocable Trust, Pauline Sullivan and Anne Yankoupe, have agreed to transfer to Theresa Mahoney, a parcel of land that is 1,180 square feet in size. This parcel of land will be utilized by Ms. Mahoney so that she will be able to construct a compliant septic system on her parcel. This conveyance will be merged into Theresa Mahoney's parcel on Frederick Road that is known as tax map parcel #103.18-1-25. Following discussion, motion was made by Mr. Little, seconded by Mr. Dutcher, to approve the Boundary Line Adjustment, as proposed. Motion carried 5/0.

PUBLIC PRIVILEGE: No discussion.

BOARD PRIVILEGE: No discussion.

ADJOURNMENT: With no further discussion, on a motion by Mr. Bump, seconded by Mr. Ellsworth, meeting adjourned at 7:35 p.m.

Respectfully submitted,

Patricia M. Smith ~ Secretary