LUMBERLAND PLANNING BOARD
1054 Proctor Road
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Karel Konrad, Member
Susan B. Morley, Member
Caroline Akt, Alternate
Martha Tully, Alternate

MEETING MINUTES

506th meeting **FEBRUARY 7, 2012**

OPENING: Pam Bucksbee, Secretary, called the meeting to order at 7:30 PM with the Pledge of Allegiance.

ROLL CALL: Present were: Greg Bodnaruik, Pamela Bucksbee, Ed Gavalla, Sue Morley, Caroline Akt, Martha Tully, Tim Gottlieb, Susan Wade. Marty Miller joined the meeting in progress.

OTHERS PRESENT: Bob Lander, Hall Smyth, Paul Brenna, Maureen Peterson, Terresa Bakner, Glen Smith, Ann Steimle, Steve Debrovsky, Daniel Gettel, Jim Akt, Jay Shafer, Anne Steimle, Bosco Hunt

REVIEW/ACCEPTANCE OF JANUARY 3 MEETING MINUTES: The minutes were accepted as presented.

CORRESPONDENCE: none

CONTINUING BUSINESS:
____**--Glenview Subdivision.** The project is awaiting additional engineering; thus, no new information was presented.

____**--Petersen Subdivision.** Tim advised Mrs. Peterson of his comments (written report to follow) that the remaining (non-commercial) lot is not presently demonstrated to be buildable, but it could be deemed "forest management" as long as access is available. Alternatively, it must be shown that the lost is suitable for building, proof of which would require full engineering, including 2-foot topography, demarcating wetlands, and egress into the lot.

____**--Hall Smyth-Bloom Road Subdivision.** Bob Lander, representing Hall Smyth, suggested wording that addresses the 20-acre parcel that is currently deemed non-buildable. It will be deemed forest management property. The Board accepted the language as presented, and it will be incorporated into the plans. A public hearing was set for March 6.

NEW BUSINESS:
Joan Kearney & David Kestler-lot improvement. Paul Brennan represented the applicants. He presented a drawing showing the current and proposed lot line changes. The Board voted unanimously to approve the lot line change. The fee of $50 IS CURRENTLY STILL DUE.

Chapin Estates. Glen Smith, PE and Terresa Bakner, Attorney for Chapin Estates, presented their proposed development of approximately 242 acres into 43 building lots, including 6700 linear feet of gravel road that would serve the proposed community. Immediate concerns that were voiced centered on ambulance/fire service that would be needed, school bussing, road paving requirements.

Stating that no other approvals would be necessary, the representatives requested that the Planning Board declare itself lead agency in the proceeding. Ed made a motion, seconded by Sue, to designate the Planning Board lead agency. The vote was unanimous (Greg, Pam, Ed, Sue all expressing voice vote in favor). Tim will generate a letter of notice of intent. Since wetlands delineation and wildlife studies have been performed previously, the representatives will distribute the DEIS from the town of Bethel to the town of Lumberland. The representatives were informed that the project will be subject to the new zoning requirements, should the pending changes be made into law.

ADJOURN: 8:45 PM

Respectfully submitted,

Pamela Bucksbee

Pamela Bucksbee, Secretary