PLANNING BOARD **Oct 19, 2023**

MEMORIAL BUILDING **7:00 P.M.**

Board Members Present: Tim Bray (chair), Ken Jacques, Mike Howard, Poul Heilmann and John Trachy (alternate)
Absent: Jen Roberts, Dan Saulnier and Darrin Patten
Also present: Tim Josephson (UVLSPC)

Tim Bray requested John Trachy step in as an acting member in the absence of Jen Roberts and Darrin Patten.

Merger of Tax Map 19, 824-184 240 acres and Tax Map 19, 825-186 56 acres owned by Marla Binzel. Marla shared that there are no mortgages on either property. Seeing no questions of the Board or any abutter Tim asked for a motion to approve the merger, Mike Howard moved to approve Poul seconded Board voted unanimously in favor.

Minor subdivision hearing requested by Marla Binzel of the now 300-acre lot approved above to form 2-12 acres lots and a 275 acre lot. Each of the 12 acres lots will have more than the required 200' of road frontage and the driveways will measure between 14'-16' wide with a turnout for emergency vehicles. Chairman Bray moved through the subdivision checklist finding no errors or deficiencies in the application or map provided by Marla Binzel drawn by Clayton Platt. Tim asked for a motion to accept the application to which Poul moved to accept, Mike seconded Board voted unanimously in favor. John Trachy requested a letter from Clayton Platt stating that the properties were not within the 100-flood zone as a condition of approval and to have emergency pullout locations along the driveway due to its length. Having no further questions or comments Chairman Bray asked for a motion to approve the subdivision, Mike Howard moved to accept Poul Heilmann seconded Board voted unanimously in favor of approving the subdivision.

Josh McGraw presented to the Board a project the State of NH and NH Fish and Game are working on to acquire and conserve a large parcel of land in Springfield to become a Wildlife Management Area to be possibly named Carter Brook Road Wildlife Management Area. The town master plan, the Conservation Commission and the Zoning Ordinance are all in line with the plan for the piece of property. The Select Board, the Conservation Commission have both written letters of support for the project and Josh McGraw is requesting that the Planning Board also write a letter of support. Chairman Bray agreed to write a letter of support and would forward to Tamara Butcher to submit.

Meeting adjourned at 8:10pm

Respectfully submitted,
Tamara Butcher