

Town of Chatham Planning Board  
January Minutes  
January 20, 2011

Present: R. Briggs, S. Leach, J. Eastman, J. Zulker, L. Shackley and B. Farnham

Absent: W. McAllister, M. McAllister and L. Cooper

Called to Order: 6:00 p.m.

December Meeting Minutes

1. Read and reviewed.
2. R. Briggs motions to accept as written.
3. J. Eastman seconds.
4. Minutes approved.

New Communications

1. R. Briggs presents new Town and City Magazine and makes note of an article pertaining to surety for projects.

Existing Business

1. R. Briggs discusses with Board Members reviewing Master Plan. Board will be provided with copies of Master Plan and will review at next meeting.
2. In regards to the Steven Anderson Subdivision, R. Briggs discusses with J. Zulker that after subdivision plans are recorded a copy of the Plan is to go to Selectman and to the property owners. J. Zulker to complete both.

Other Business

None

January Meeting Adjournment

6:18 p.m.

Respectfully submitted,



Jennifer Zulker, Secretary

Town of Chatham Planning Board  
February Minutes  
February 17, 2011

Present: W. McAllister, R. Briggs, J. Eastman, J. Zulker and B. Farnham

Absent: S. Leach, M. McAllister, L. Shackley and L. Cooper

Called to Order: 6:13 p.m.

January Meeting Minutes

1. Read and reviewed.
2. R. Briggs motions to accept as written.
3. J. Eastman seconds.
4. Minutes approved.

New Communications

1. R. Briggs received new Town and City Magazine.

Existing Business

1. R. Briggs discusses with Board Members reviewing Master Plan. All Members agree to wait for Town Report before reviewing and making any changes. W. McAllister and R. Briggs discuss making a working copy of the Master Plan. R. Briggs would also like to review Tax Maps for land still able to be developed.

Other Business

None

February Meeting Adjournment

6:35 p.m.

Respectfully submitted,



Jennifer Zulker, Secretary

Town of Chatham Planning Board  
March Minutes  
March 17, 2011

Present: R. Briggs, J. Eastman, J. Zulker, S. Leach, L. Shackley and B. Farnham

Absent: W. McAllister, M. McAllister and L. Cooper

Called to Order: 6:04 p.m.

#### February Meeting Minutes

1. Read and reviewed.
2. R. Briggs motions to accept as written.
3. J. Zulker seconds.
4. Minutes approved.

#### New Communications

1. R. Briggs spoke with Ron Wier regarding expansions on his property located at 2149 Green Hill Road. Ron Wier is contemplating adding an apartment to the existing structure and inquired as to any regulations that would affect this. The Planning Board advised he would need to consult with NH DES for expanded septic approval. R. Briggs determined that no other Town regulations affect the proposed expansion.
2. R. Briggs passed around a brochure for a Local Official Workshop and also a CD for Workforce.

#### Existing Business

1. R. Briggs presents copies of State Master Plan guidelines and made a list of changes that affect our Master Plan. Planning Board discussed ways of updating the information contained in the Town's Master Plan.

#### Other Business

None

#### March Meeting Adjournment

6:50 p.m.

Respectfully submitted

  
Jennifer Zulker, Secretary

Town of Chatham Planning Board  
April Minutes  
April 21, 2011

Present: R. Briggs, J. Eastman, J. Zulker, W. McAllister, M. McAllister, L. Cooper and B. Farnham

Absent: S. Leach and L. Shackley

Called to Order: 6:05 p.m.

March Meeting Minutes

1. Read and reviewed.
2. R. Briggs motions to accept as written.
3. B. Farnham seconds.
4. Minutes approved.

New Communications

1. L. Shackley checked census data and determined that Microsoft XL is needed to open the document online. R. Briggs requested M. McAllister to see if his computer will open the document.
2. W. McAllister inquires about subdivision regulations for the new cemetery.
4. R. Briggs discusses looking into birth and death records and how to get them.
5. Received spring planning and zoning conference sign up from the Office of Energy & Planning.

Existing Business

None

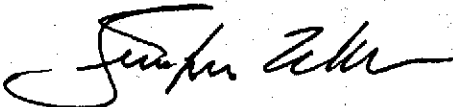
Other Business

None

April Meeting Adjournment

6:36 p.m.

Respectfully submitted,



Jennifer Zulker, Secretary

Town of Chatham Planning Board  
May Minutes  
May 19, 2011

Present: R. Briggs, J. Eastman, J. Zulker, L. Shackley, M. McAllister, L. Cooper and B. Farnham

Absent: W. McAllister and S. Leach

Called to Order: 6:03 p.m.

April Meeting Minutes

1. Read and reviewed.
2. R. Briggs motions to accept as written.
3. B. Farnham seconds.
4. Minutes approved.

New Communications

1. Publication Catalog from Local Government Center received and passed around by R. Briggs.

Existing Business

1. Efforts continue to update Master Plan. J. Zulker is to retype tables and R. Briggs is to retype 1<sup>st</sup> three pages, to start. R. Briggs is to check about scanning pages before any retyping of Master Plan. J. Zulker is to follow up with the scanning progress with R. Briggs before next meeting.

Other Business

None

May Meeting Adjournment

6:35 p.m.

Respectfully submitted,

  
Jennifer Zulker, Secretary

Town of Chatham Planning Board  
June Minutes  
June 16, 2011

Present: R. Briggs, J. Eastman, J. Zulker, W. McAllister, M. McAllister, L. Cooper and B. Farnham

Absent: L. Shackley and S. Leach

Called to Order: 6:05 p.m.

May Meeting Minutes

1. Read and reviewed.
2. R. Briggs motions to accept as written.
3. L. Cooper seconds.
4. Minutes approved.

New Communications

1. R. Briggs received call from S. Oppenheim. R. Briggs sent copy of regulations to S. Oppenheim and he asked about attending Planning Board meeting. S. Oppenheim did not show up for meeting.

Existing Business

1. Efforts continue to update Master Plan. The Birth and Death Records are not to be pursued or updated in the Master Plan as they are not accessible. R. Briggs was able to scan the Master Plan and will send to J. Zulker to see if the scan worked.

Other Business

None

June Meeting Adjournment

6:22 p.m.

Respectfully submitted,

  
Jennifer Zulker, Secretary

Town of Chatham Planning Board  
July Minutes  
July 21, 2011

Present: R. Briggs, J. Eastman and S. Leach

Absent: J. Zulker, W. McAllister, M. McAllister, L. Cooper, B. Farnham and L. Shackley

Called to Order: 6:01 p.m.

#### June Meeting Minutes

1. Read and reviewed.
2. R. Briggs motions to accept as written.
3. S. Leach seconds.
4. Minutes approved.

#### New Communications

1. S. Oppenheim appeared at the meeting. His land contains 50 +/- total acres having 850' of road frontage. He had questions regarding how subdividing affects current use classification, specifically with regards to taxes and valuation before and after the land is subdivided. He is still undecided about subdividing and was referred to the Selectman to address the tax and valuation questions he has.
2. J. Kiesman spoke with R. Briggs about the Johnson subdivision coming up. R. Briggs will be doing the survey work.

#### Existing Business

1. R. Briggs has disk with scanned Master Plan for J. Zulker to update if she wants to use it.

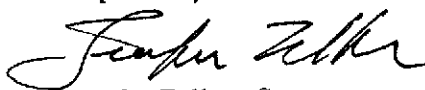
#### Other Business

None

#### July Meeting Adjournment

6:22 p.m.

Respectfully submitted,

  
Jennifer Zulker, Secretary

Town of Chatham Planning Board  
 August Minutes  
 August 18, 2011

Present: J. Zulker, W. McAllister, J. Eastman and L. Shackley

Absent: R. Briggs, M. McAllister, L. Cooper, B. Farnham and S. Leach

Called to Order: 6:03 p.m.

### July Meeting Minutes

1. Read and reviewed.
2. J. Eastman motions to accept as written.
3. J. Zulker seconds.
4. Minutes approved.

### New Communications

1. J. Zulker received a letter from Thomas Derby regarding concerns about the Johnson subdivision on Green Hill Road. Thomas Derby was sent Notice as an abutter and wanted to know his rights. J. Zulker responded to his letter via email and 1<sup>st</sup> class mail explaining the Town's Subdivision procedures and why he was sent notice.

### Existing Business

1. Public Hearing was held at 6:15 regarding the Proposed 2 Lot Minor Subdivision by Edwin H. Johnson, Jr. and Marilyn H. Johnson of property located at 2797 Green Hill Road. Surveyor Ron Briggs was present on behalf of the owner. Josh Keisman was also present. J. Eastman motions to accept application. J. Zulker seconds. A waiver was submitted by Surveyor Ron Briggs regarding Submission Requirements, Section V.B.3.e. of the Subdivision Regulations regarding boundary survey of the entire parcel and requested the Planning Board to approve said Waiver.

J. Eastman motions to grant conditional approval. L. Shackley seconds. The conditions are as follows:

1. Check deeds for any easements, restrictions, etc.;
2. Change Subdivision Regulation Section reference regarding the waiver on the plan and on waiver request;
3. Driveway permit;
4. Submission of Mylar; and
5. Check in the amount of \$25.00 for LCHP.

J. Eastman motions to adjourn Public Hearing. L. Shackley seconds. Public Hearing was adjourned at 6:40 p.m.




Other Business  
Town of Shubuta Planning Board  
September Minutes  
September 15, 2011

Present: J. Eastman and L. Shackley

Absent: W. McAllister, R. Briggs, M. McAllister, L. Cooper and B. Farnham

Respectfully submitted  
6:21 p.m.

  
August Meeting Minutes  
Jennifer Zulker, Secretary

1. Read and reviewed.
2. J. Eastman motions to accept as written.
3. L. Shackley seconds.
4. Minutes approved.

New Communications

1. Planning Board received a letter from Attorney Nick Bull regarding possible subdivision of Miriam Dame's property. The letter was passed around and will be addressed at October's meeting.

Existing Business

1. The conditions from the Public Hearing on the Proposed 2 Lot Minor Subdivision by Edwin H. Johnson, Jr. and Marilyn H. Johnson of property located at 2797 Green Hill Road have been satisfied and the Subdivision is approved. Plans were signed and J. Zulker forwarded the mylar to the Registry of Deeds for recording. J. Zulker left copy of plan on the Selectman's desk. J. Zulker will forward copy to the Johnsons when recording information is received.

Other Business

None

September Meeting Adjournment

6:21 p.m.

Respectfully submitted

  
Jennifer Zulker, Secretary

Town of Chatham Planning Board  
September Minutes  
September 15, 2011

Present: J. Zulker, S. Leach, J. Eastman and L. Shackley

Absent: W. McAllister, R. Briggs, M. McAllister, L. Cooper and B. Farnham

Called to Order: 6:02 p.m.

August Meeting Minutes

1. Read and reviewed.
2. J. Eastman motions to accept as written.
3. L. Shackley seconds.
4. Minutes approved.

New Communications

1. Planning Board received a letter from Attorney Nick Bull regarding possible subdivision of Miriam Dame's property. The letter was passed around and will be addressed at October's meeting.

Existing Business

1. The conditions from the Public Hearing on the Proposed 2 Lot Minor Subdivision by Edwin H. Johnson, Jr. and Marilyn H. Johnson of property located at 2797 Green Hill Road have been satisfied and the Subdivision is approved. Plans were signed and J. Zulker forwarded the mylar to the Registry of Deeds for recording. J. Zulker left copy of plan on the Selectman's desk. J. Zulker will forward copy to the Johnsons when recording information is received.


Other Business

None

September Meeting Adjournment

6:21 p.m.

Respectfully submitted



Jennifer Zulker, Secretary

Present: W. McAllister, R. Briggs, J. Zulker, J. Eastman

Absent: S. Leach, M. McAllister, L. Cooper, B. Farnham and L. Shackley

Called to Order: 6:09 p.m.

September Meeting Minutes

1. Read and reviewed.
2. R. Briggs motions to accept as written.
3. J. Zulker seconds.
4. Minutes approved.

New Communications

1. R. Briggs received memo from State Office of Energy and Planning for any changes in land use regulations. No changes were made therefore no requirement to return form to State.
2. R. Briggs received North Country Council admission form for annual meeting.
3. R. Briggs received driveway permit for Johnson Subdivision. Was placed in Johnson file.
4. Albert Boulter inquired about the subdivision process. R. Briggs gave Ammonusic Surveying a copy of Town Subdivision Regulations for anything that may arise in regards to Boulter.

Existing Business

1. R. Briggs discussed preparing a response to the letter from Atty. Nick Bull in regards to Miriam Dame's land. It was discussed that Lots 1 and 2 can be sold separately without subdivision due to the fact that they are two separate lots of record.

Other Business

None

October Meeting Adjournment

6:49 p.m.

Respectfully submitted



Jennifer Zulker, Secretary

Town of Chatham Planning Board  
November Minutes  
November 17, 2011

Present: R. Briggs, J. Zulker, S. Leach and L. Shackley

Absent: W. McAllister, J. Eastman, M. McAllister, L. Cooper and B. Farnham

Called to Order: 6:04 p.m.

October Meeting Minutes

1. Read and reviewed.
2. R. Briggs motions to accept as written.
3. J. Zulker seconds.
4. Minutes approved.

New Communications

1. Town and City magazine has article about road dedication - private to town and town acceptance. If Towns maintain private road they own road rights but not fee.
2. S. Leach advises R. Briggs that December 2011 will be his last meeting.

Existing Business

1. R. Briggs reviewed his letter to Atty. Nick Bull regarding the inquiry of the necessity for subdivision of Miriam Dame's land. R. Briggs letter to Miriam Dame file.

Other Business

None

November Meeting Adjournment

6:19 p.m.

Respectfully submitted

  
Jennifer Zulker, Secretary

Town of Chatham Planning Board  
December Minutes  
December 15, 2011

Present: R. Briggs, J. Zulker, S. Leach and L. Shackley

Absent: W. McAllister, J. Eastman, M. McAllister, L. Cooper and B. Farnham

Called to Order: 6:00 p.m.

November Meeting Minutes

1. Read and reviewed.
2. L. Shackley motions to accept as written.
3. S. Leach seconds.
4. Minutes approved.

New Communications

None

Existing Business

None

Other Business

None

December Meeting Adjournment

6:05 p.m.

Respectfully submitted,



Jennifer Zulker, Secretary

Town of Chatham Planning Board  
January Minutes  
January 19, 2012

Present: R. Briggs, J. Eastman, J. Zulker, B. Farnham and L. Shackley

Absent: W. McAllister, M. McAllister and L. Cooper

Called to Order: 6:03 p.m.

December Meeting Minutes

1. Read and reviewed.
2. R. Briggs motions to accept as written.
3. L. Shackley seconds.
4. Minutes approved.

New Communications

None

Existing Business

1. Progress of, and revisions to, Master Plan is discussed.

Other Business

None

January Meeting Adjournment

6:20 p.m.

Respectfully submitted,



Jennifer Zulker, Secretary

Town of Chatham Planning Board  
February Minutes  
February 19, 2012

Present: R. Briggs, J. Eastman, J. Zulker, B. Farnham and L. Shackley

Absent: W. McAllister, M. McAllister and L. Cooper

Called to Order: 6:02 p.m.

January Meeting Minutes

1. Read and reviewed.
2. R. Briggs motions to accept as written.
3. J. Eastman seconds.
4. Minutes approved.

New Communications

None

Existing Business

None

Other Business

None

February Meeting Adjournment

6:08 p.m.

Respectfully submitted,



Jennifer Zulker, Secretary

Town of Chatham Planning Board  
 March Minutes  
 March 15, 2012

Present: R. Briggs, J. Eastman, J. Zulker and L. Shackley

Absent: W. McAllister, M. McAllister, B. Farnham and L. Cooper

Called to Order: 6:00 p.m.

February Meeting Minutes

1. Read and reviewed.
2. R. Briggs motions to accept as written.
3. J. Zulker seconds.
4. Minutes approved.

New Communications

1. R. Briggs inquires as to the final Subdivision approval of Walt Charles Grange Hall Lot from the 1970's. J. Zulker reviewed minutes to reveal that there were no objections, but cannot locate in the Minutes that there was ever a final approval by the Planning Board.
2. R. Briggs received Local Officials Workshop brochure of meetings to sign up for if anyone is interested.
3. North Country Council is having a presentation for resources for energy planning on March 21, 2012 if anyone is interested.
4. R. Briggs received new Town & City magazine for anyone who is interested.

Existing Business

1. R. Briggs and J. Zulker discuss Master Plan. It was decided that starting with the next Board meeting in April, the members will start to review the revised Master Plan.

Other Business

None

February Meeting Adjournment

6:40 p.m.

Respectfully submitted,



Jennifer Zulker, Secretary



Town of Chatham Planning Board  
April Minutes  
April 19, 2012

Present: R. Briggs, J. Eastman, J. Zulker, M. McAllister and B. Farnham

Absent: W. McAllister, L. Shackley and L. Cooper

Called to Order: 6:05 p.m.

March Meeting Minutes

1. Read and reviewed.
2. R. Briggs motions to accept as written.
3. B. Farnham seconds.
4. Minutes approved.

New Communications

None

Existing Business

1. Planning Board reviewed revised Master Plan. J. Zulker to email historical population trend and actual population increase to R. Briggs. The following revisions were agreed upon:
  - Table 4 - Keep and update
  - Table 5 - Delete in its entirety
  - Economic Base - Keep and update
  - Nursing Home - check new name
  - Location of Housing - Delete in its entirety

Other Business

None

April Meeting Adjournment

7:20 p.m.

Respectfully submitted,



Jennifer Zulker, Secretary

Town of Chatham Planning Board  
May Minutes  
May 17, 2012

Present: W. McAllister, J. Eastman, J. Zulker, L. Shackley and B. Farnham

Absent: R. Briggs, M. McAllister and L. Cooper

Called to Order: 6:02 p.m.

April Meeting Minutes

1. Read and reviewed.
2. B. Farnham motions to accept as written.
3. J. Zulker seconds.
4. Minutes approved.

New Communications

1. T. Pitman gave notice to Planning Board members about Emergency Plan and Hazard Mitigation Plan meeting to be held at next Selectman's meeting if anyone was interested in attending.

Existing Business

None

Other Business

None

May Meeting Adjournment

6:10 p.m.

Respectfully submitted,



Jennifer Zulker, Secretary


Town of Chatham Planning Board  
June Minutes  
June 21, 2012

Present: J. Eastman and J. Zulker

Absent: W. McAllister, R. Briggs, M. McAllister, L. Cooper, L. Shackley and B. Farnham

A majority of the membership was not present and therefore did not constitute the quorum necessary in order to transact business.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Jennifer Zulker".

Jennifer Zulker, Secretary

Town of Chatham Planning Board  
 July Minutes  
 July 19, 2012

Present: R. Briggs, J. Eastman, J. Zulker, L. Shackley and B. Farnham

Absent: W. McAllister, M. McAllister and L. Cooper

Called to Order: 6:00 p.m.

May Meeting Minutes

1. Read and reviewed.
2. L. Shackley motions to accept as written.
3. J. Zulker seconds.
4. Minutes approved.

May Minutes were reviewed at the July 2012 meeting and there were no June 2012 Minutes to review and approve as a majority of the membership was not present and therefore did not constitute the quorum necessary in order to transact business at the June 2012 meeting.

New Communications

1. R. Briggs passed around new Town and City Magazine.
2. R. Briggs received Land Use Regulation Update Form from the Office of Energy and Planning. The Planning Board has no changes, therefore it is not required that the Planning Board respond.
3. R. Briggs resigns as Planning Board Chair and motions to nominate J. Eastman as new Chair. B. Farnham seconds the motion. All members were in favor of the motion. R. Briggs would like to continue with his membership on the Planning Board as an alternate member. J. Zulker motions to nominate R. Briggs as alternate member. B. Farnham seconds the motion. All members were in favor of the motion.
4. J. Zulker needs to notify LGC of the contact information for the new Chairperson.

Existing Business

None

Other Business

None

July Meeting Adjournment

6:20 p.m.

Respectfully submitted,



Jennifer Zulker, Secretary

Town of Chatham Planning Board  
August Minutes  
August 16, 2012

Present: W. McAllister, R. Briggs, J. Eastman and J. Zulker  
Absent: L. Shackley, B. Farnham, M. McAllister and L. Cooper

Called to Order: 6:10 p.m.

July Meeting Minutes

1. Read and reviewed.
2. R. Briggs motions to accept as written.
3. J. Eastman seconds.
4. Minutes approved.

New Communications

1. Discussion was held about full time and alternate Board Members. Board needs six full time members and only has four. Alternates will be asked first if any would like to be full time. R. Briggs has neighbor who would possibly be interested if alternates are not. If there is still no interest, Board will discuss a four member Board.

Existing Business

None

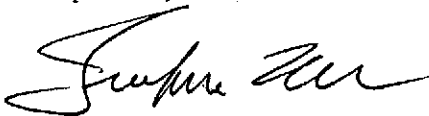
Other Business

None

August Meeting Adjournment

6:35 p.m.

Respectfully submitted,



Jennifer Zulker, Secretary

Town of Chatham Planning Board  
September Minutes  
September 20, 2012

Present: M. McAllister, R. Briggs, J. Eastman and J. Zulker  
Absent: W. McAllister, L. Shackley, B. Farnham and L. Cooper

Called to Order: 6:05 p.m.

August Meeting Minutes

1. Read and reviewed.
2. M. McAllister motions to accept as written.
3. R. Briggs seconds.
4. Minutes approved.

New Communications

None

Existing Business

None

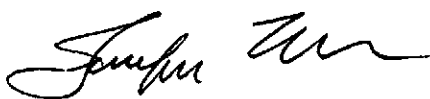
Other Business

None

September Meeting Adjournment

6:11 p.m.

Respectfully submitted,



Jennifer Zulker, Secretary

Town of Chatham Planning Board  
 October Minutes  
 October 18, 2012

Present: R. Briggs, L. Shackley, L. Cooper, J. Eastman and J. Zulker  
 Absent: W. McAllister, M. McAllister and B. Farnham

Called to Order: 6:00 p.m.

September Meeting Minutes

1. Read and reviewed.
2. L. Shackley motions to accept as written.
3. L. Cooper seconds.
4. Minutes approved.

New Communications

None

Existing Business

1. The Board discussed the current members and their status. Since S. Leach resigned and R. Briggs stepped down from Chair to Alternate, the Board will have to find two full time members or consider a Board with less members. L. Cooper was asked to change from Alternate to Full Time and she agreed. L. Shackley was asked to change from Alternate to Full Time and responded that he could not. L. Cooper will ask Maryanne Eastman, R. Briggs will ask Micah Voter, J. Zulker will ask Julie Hoyt and J. Eastman will ask Don Butters if they are interested in Full Time membershi.
2. R. Briggs brought Subdivision Plan from Registry of Deeds for AMC/Cemetery lots for W. McAllister regarding C. Harvey.

Other Business

None

October Meeting Adjournment

6:37 p.m.

Respectfully submitted,



Jennifer Zulker, Secretary

Town of Chatham Planning Board  
November Minutes  
November 15, 2012

Present: W. McAllister, R. Briggs, J. Eastman and J. Zulker  
Absent: L. Shackley, L. Cooper, M. McAllister and B. Farnham

Called to Order: 7:00 p.m.

October Meeting Minutes

1. Read and reviewed.
2. R. Briggs motions to accept as written.
3. J. Zulker seconds.
4. Minutes approved.

New Communications

1. Sean Dewitt and Rick Dewitt approached Planning Board prior to calling the monthly meeting to order to inquire as to subdivision rules and regulations pertaining to property on Toad Hill Road.

Existing Business

1. L. Cooper asked Maryanne ~~Eastman~~ to be full time Planning Board Member. Maryanne said yes. J. Zulker left note for Selectman to appoint Maryanne as full time member and L. Cooper from alternate to full time member.

Other Business

None

November Meeting Adjournment

7:30 p.m.

Respectfully submitted,



Jennifer Zulker, Secretary



Town of Chatham Planning Board  
December Minutes  
December 20, 2012

Present: W. McAllister, R. Briggs, J. Eastman, J. Zulker and B. Farnham  
Absent: L. Shackley, L. Cooper and M. McAllister

Called to Order: 6:04 p.m.

November Meeting Minutes

1. Read and reviewed.
2. R. Briggs motions to accept as written.
3. B. Farnham seconds.
4. Minutes approved.

New Communications

1. R. Briggs attended Community Wildfire Protection Plan Meeting. It was requested that Planning Board consider additional regulations pertaining to fire safety in larger subdivisions. R. Briggs passed around information and proposed guidelines.

Existing Business

1. The Selectman advised that Maryann Eastman was approved as a new full time Planning Board member and Linda Cooper was approved as being full time from alternate. Both will begin full time status at the next regular meeting in January 2013. J. Zulker will notify both and provide M. Eastman with Planning Board handbook at next meeting.

Other Business

None

December Meeting Adjournment

6:55 p.m.

Respectfully submitted,



Jennifer Zulker, Secretary

Town of Chatham Planning Board  
January Minutes  
January 17, 2013

Present: W. McAllister, R. Briggs, J. Eastman, J. Zulker, L. Shackley, M. Eastman and L. Cooper  
Absent: B. Farnham and M. McAllister

Called to Order: 6:05 p.m.

December Meeting Minutes

1. Read and reviewed.
2. J. Eastman motions to accept as written.
3. R. Briggs seconds.
4. Minutes approved.

New Communications

1. R. Briggs has had inquiry regarding a boundary line adjustment for D'Augustino and Tom Hendrickson on Green Hill Road. D'Augustino wants to convey to Tom a portion of their property as an addition to Tom's property.
2. R. Briggs was approached regarding the transfer of 11 of 54 acres to be added to Herman Johnson's house lot.

Existing Business

1. The Board continues to discuss matters revolving around the Community Wildfire Protection Plan.

Other Business

None

January Meeting Adjournment

6:50 p.m.

Respectfully submitted,



Jennifer Zulker, Secretary

Town of Chatham Planning Board  
February Minutes  
February 21, 2013

Present: R. Briggs, J. Eastman, J. Zulker, M. Eastman and L. Cooper  
Absent: W. McAllister, L. Shackley, B. Farnham and M. McAllister

Called to Order: 6:07 p.m.

January Meeting Minutes

1. Read and reviewed.
2. L. Cooper motions to accept as written.
3. M. Eastman seconds.
4. Minutes approved.

New Communications

1. R. Briggs brought Town and City Magazines to meeting.

Existing Business

1. R. Briggs to submit plan and subdivision application regarding Herman Johnson on Green Hill Road.

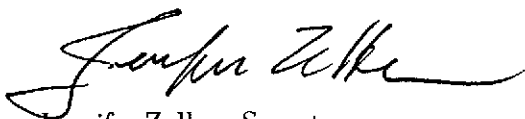
Other Business

None

February Meeting Adjournment

6:14 p.m.

Respectfully submitted,

  
Jennifer Zulker, Secretary

Town of Chatham Planning Board  
 March Minutes  
 March 21, 2013

Present: J. Zulker, J. Eastman, L. Shackley, L. Cooper, B. Farnham and M. Eastman

Absent: R. Briggs, M. McAllister and W. McAllister

Called to Order: 6:02 p.m.

February Meeting Minutes

1. Read and reviewed.
2. J. Eastman motions to accept as written.
3. B. Farnham seconds.
4. Minutes approved.

New Communications

1. R. Briggs brought new Town and City Magazine. J. Zulker has called to have the magazine to the new Chair, J. Eastman.

Existing Business

1. Sean and Rick DeWitt telephoned J. Eastman with more questions about subdividing D. Thout's land on Toad Hill Road.
2. Wildfire protection program is still on hold. Board discussed some more pros and cons but nothing is in the works yet.
3. Bob Katz telephoned R. Briggs with questions about the Johnson Subdivision as he was noticed as an abutter.
4. Public Hearing was held at 6:15 regarding the Proposed 2 Lot Minor Subdivision by Edwin H. Johnson, Jr. and Marilyn H. Johnson of property located at 2797 Green Hill Road. Surveyor Ron Briggs was present on behalf of the owner.

J. Zulker motions to accept application upon conditions. B. Farnham seconds. All were in favor. The conditions are as follows:

- a. Plan needs to show monuments to be set
- b. Clarification of the reservation/easement of woods road right of way shown on Plan
- c. Amended driveway easement required
- d. Complete waiver request
- e. Submission of mylar and paper copies of Plan

f. Submission of recording fees and LCHP

J. Eastman motions to adjourn Public Hearing. J. Zulker seconds. Public Hearing was adjourned at 6:45 p.m.

5. Sean and Rick DeWitt attended Planning Board meeting regarding their possible subdivision of D. Thout's property. Rick to get Plan of record of D. Thout's property. The DeWitts would like to subdivide pursuant to the back lot exception of the Subdivision Regulations with waiver of maximum back lot area. The back lot area would be 20 acres instead of 10 acres. The access proposed by the DeWitts for the westerly lot of the proposed subdivision would be from the southwesterly most corner of D. Thout's homestead lot and traveling westerly to the point where the public road is discontinued. The Board will discuss these matters at the next meeting and let the DeWitts know the results.

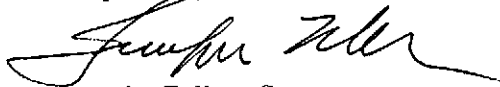
Other Business

None

March Meeting Adjournment

7:05 p.m.

Respectfully submitted,



Jennifer Zulker, Secretary

Town of Chatham Planning Board  
April Minutes  
April 18, 2013

Present: J. Zulker, J. Eastman, R. Briggs, L. Cooper and M. Eastman

Absent: M. McAllister, L. Shackley, B. Farnham and W. McAllister

Called to Order: 6:05 p.m.

#### March Meeting Minutes

1. Read and reviewed.
2. M. Eastman motions to accept as written.
3. J. Eastman seconds.
4. Minutes approved.

#### New Communications

1. J. Eastman received Department of Environmental Services drinking water source protection seminar registration if any interested in attending.
2. J. Eastman received Office and Energy Planning Annual Spring Planning and Zoning Conference seminar registration if any interested in attending.

#### Existing Business

1. Final Proposed 2 Lot Minor Subdivision by Edwin H. Johnson, Jr. and Marilyn H. Johnson of property located at 2797 Green Hill Road not ready yet for Board to approve.
2. The Board discussed the possible subdivision of D. Thout's property by Sean and Rick DeWitt as they inquired about the back lot exception of the subdivision regulations. The DeWitts inquired about waiving the acreage and easement requirements as they are written under the back lot exception. The Board discussed that the back lot exception is already a waiver from the normal subdivision regulations and that the DeWitts and D. Thout may submit the subdivision application of the property under the back lot exception rules as are written. J. Zulker will telephone Rick DeWitt after the meeting to convey the Board's discussion.

#### Other Business

None

#### April Meeting Adjournment

7:10 p.m.

Respectfully submitted,

  
Jennifer Zulker, Secretary

Town of Chatham Planning Board  
May Minutes  
May 16, 2013

Present: J. Zulker, J. Eastman, R. Briggs, L. Shackley and M. Eastman

Absent: M. McAllister, B. Farnham, L. Cooper and W. McAllister

Called to Order: 6:03 p.m.

April Meeting Minutes

1. Read and reviewed.
2. M. Eastman motions to accept as written.
3. R. Briggs seconds.
4. Minutes approved.

New Communications

1. J. Eastman received new Town and City Magazine.
2. Town Clerk gave J. Zulker a message from Bob from Ammonoosuc Survey to reply to his request for a list of abutters to Boulter property. Town Clerk gave J. Zulker the list of abutters and J. Zulker to contact Bob with the information.

Existing Business

1. Final Proposed 2 Lot Minor Subdivision by Edwin H. Johnson, Jr. and Marilyn H. Johnson of property located at 2797 Green Hill Road was approved. All conditions were met from the conditional approval. The driveway permit was approved, and R. Briggs is still waiting to receive the permit. Received LCHP and postage from R. Briggs. J. Zulker will forward Plan for recording at Registry of Deeds and copy to Johnsons and Selectman.
2. J. Zulker called R. DeWitt and relayed the discussion from April's meeting about subdividing D. Thout's parcel.


Other Business

None

May Meeting Adjournment

6:26 p.m.

Respectfully submitted,

  
Jennifer Zulker, Secretary

Town of Chatham Planning Board  
June Minutes  
June 20, 2013

Present: J. Zulker, J. Eastman, M. McAllister and W. McAllister

Absent: B. Farnham, L. Cooper, R. Briggs, L. Shackley and M. Eastman

Called to Order: 6:16 p.m.

May Meeting Minutes

1. Read and reviewed.
2. J. Eastman motions to accept as written.
3. J. Zulker seconds.
4. Minutes approved.

New Communications

1. J. Eastman received Land Use Regulation Change Form from Office of Energy and Planning. There are no changes and therefore the form does not need to be returned.

Existing Business

1. J. Zulker sent list of abutters to Bob from Ammonoosuc Survey regarding Boulder property.
2. Johnson Subdivision Plans distributed and R. Briggs has Driveway Permit.
3. R. DeWitt and S. DeWitt attended meeting to further discuss subdividing D. Thout's parcel. The DeWitts inquired about improving the portion of the discontinued Town road which abuts the southerly boundary of D. Thout's parcel in order to comply with subdivision road frontage requirements which would allow them to subdivide the property per normal procedures rather than the back lot exception which has been previously discussed. W. McAllister advises that any undertaking in improving the discontinued Town road would have to follow road standards and specifications and ultimately be approved by the Selectman upon its completion.

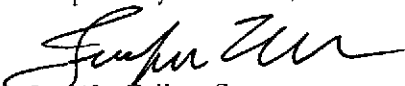
Other Business

None

June Meeting Adjournment

7:15 p.m.

Respectfully submitted,

  
Jennifer Zulker, Secretary



Town of Chatham Planning Board  
 July Minutes  
 July 18, 2013

Present: J. Zulker, J. Eastman, R. Briggs, M. McAllister and M. Eastman

Absent: B. Farnham, L. Cooper, L. Shackley and W. McAllister

Called to Order: 6:00 p.m.

June Meeting Minutes

1. Read and reviewed.
2. M. Eastman motions to accept as written.
3. J. Zulker seconds.
4. Minutes approved.

New Communications

1. J. Eastman received new Town and City Magazine.
2. J. Eastman received Driveway Permit from R. Briggs regarding the Johnson Subdivision.

Existing Business

1. J. Zulker received call from R. DeWitt regarding attending the meeting to discuss the road improvement of the portion of the discontinued Town road which abuts D. Thout's land. R. DeWitt advised that he contacted R. Briggs to perform the survey of D. Thout's land after he has improved the road and was advised by R. Briggs that improvement of the Town road was not allowable. R. DeWitt attended the July meeting and discussion continued about this and it was discovered there was a miscommunication between R. Briggs and R. DeWitt as to the intentions of the road improvement. At the July meeting, R. Briggs advised that R. DeWitt would be required to obtain an easement from Lettiere, who is the land owner opposite D. Thout's on the south side of the portion of the discontinued Town Road which abuts D. Thout's land. R. Briggs also advised that an easement agreement should be established between the lot owners and approved by the Town through their Attorney, Tom Dewhurst. R. Briggs also advised that the improvement of the road would have to first be approved by the Town Road Agent, Bill Briggs.

Other Business

None

July Meeting Adjournment

6:51 p.m.

Respectfully submitted,

  
 Jennifer Zulker, Secretary

Town of Chatham Planning Board  
August Minutes  
August 15, 2013

Present: J. Zulker, J. Eastman, R. Briggs, L. Shackley and M. Eastman

Absent: B. Farnham, L. Cooper, M. McAllister and W. McAllister

Called to Order: 6:05 p.m.

#### July Meeting Minutes

1. Read and reviewed.
2. J. Eastman motions to accept but with changing the last sentence of existing business to read: an "easement" agreement should be established between the lot owners.....
3. J. Zulker seconds.
4. Minutes approved.

#### New Communications

1. J. Zulker received subdivision application from Ammonoosuc Survey regarding Christine Boulter property. J. Zulker advises that notices will go out to have the public hearing at September's meeting.
2. J. Eastman received Driveway Permit relocation for Miriam Dame property.
3. Planning Board discussed revising subdivision application to reflect new fees.

#### Existing Business

1. Planning Board discussed the discontinued road issues again regarding DeWitt/Thout possible subdivision.

#### Other Business

None

#### August Meeting Adjournment

6:45 p.m.

Respectfully submitted,



Jennifer Zulker, Secretary

Town of Chatham Planning Board  
September Minutes  
September 19, 2013

Present: R. Briggs, J. Zulker, J. Eastman, W. McAllister, L. Shackley, L. Cooper, and M. Eastman

Absent: M. McAllister and B. Farnham

Called to Order: 6:00 p.m.

August Meeting Minutes

1. Read and reviewed.
2. R. Briggs motions to accept as written.
3. M. Eastman seconds.
4. Minutes approved.

New Communications

1. J. Eastman received new Town and City Magazine.
2. Board discussed amending Subd. Regulations to require a recorded copy of the record owner's deed with submission of the Subd. Application. Board will discuss again at next meeting.

Existing Business

1. M. Eastman motions to elevate L. Shackley and R. Briggs to active status to participate in a Vote to amend the Subdivision Application and Public Hearing for this meeting only.
2. Subdivision fees on Application need to be amended. Board would like to vote to change the fees on the Application to read "see Appendix D of Subdivision Regulations". J. Eastman motions to accept the change. L. Cooper seconds. All were in favor. J. Zulker will amend the fees on the Application to read "see Appendix D of Subdivision Regulations".
3. Public Hearing was held at 6:15 regarding the Proposed 2-Lot Subdivision - Property of Christine Boulter located at Main Road, Chatham, New Hampshire. Surveyor Robert Tafuto was present on behalf of the owner. The owner, Christine Boulter arrived shortly after the Public Hearing began.

J. Zulker motions to accept application upon conditions. M. Eastman seconds. All were in favor. The conditions are as follows:

- a. With regards to existing and proposed easements - without a driveway permit, applicant is required to burden the existing house lot with a right of way over the existing driveway to the remaining land shown on the Subdivision Plan. Will still need to procure driveway permit for house lot and amend the permit to include the second lot. The right of way off of the existing driveway to the second lot should be shown on the proposed plan.
- b. Property owner's deed reference needs to be changed on plan to be current.
- c. The abutter in Stow needs to be removed from the Application.
- d. Submission of mylar, paper copies of Plan, mailing container and postage.

J. Eastman motions to adjourn Public Hearing. M. Eastman seconds. Public Hearing was adjourned at 6:50 p.m.

Other Business

None

September Meeting Adjournment

7:00 p.m.

Respectfully submitted,



Jennifer Zulker, Secretary

Town of Chatham Planning Board  
October Minutes  
October 17, 2013

Present: R. Briggs, J. Zulker, J. Eastman and M. Eastman

Absent: W. McAllister, L. Shackley, L. Cooper, M. McAllister and B. Farnham

Called to Order: 6:03 p.m.

#### September Meeting Minutes

1. Read and reviewed.
2. M. Eastman motions to accept as written.
3. J. Zulker seconds.
4. Minutes approved.

#### New Communications

None

#### Existing Business

1. In regards to amending Subdivision Regulations, the Board discussed that Appendix D should be revised to include that return receipts and a check made payable to the US Postal Service for all mailing fees is required. Also, would like to amend Submission Requirements, Section V. B. to require a recorded copy of the record owner(s) current deed. J. Zulker to schedule Public Hearing for November, 2013 meeting for the Board to discuss and accept amendments the Subdivision Regulations.
2. J. Zulker received final plan for Christine Boulter Subdivision with driveway permit. Still waiting for amended driveway permit. J. Eastman signed the plan as approved on September 25, 2013. J. Zulker forwarded mylar to Registry for recording and copies to Christine Boulter and Selectmen.
3. R. DeWitt called J. Zulker. Advised that too much road work was needed to build up the discontinued road in order to gain road frontage for subdivision. Will look into back lot exception rule again.

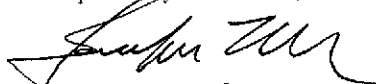
#### Other Business

None

#### October Meeting Adjournment

6:50 p.m.

Respectfully submitted,



Jennifer Zulker, Secretary

Town of Chatham Planning Board  
November Minutes  
November 21, 2013

Present: R. Briggs, J. Zulker, J. Eastman and M. Eastman

Absent: W. McAllister, L. Shackley, L. Cooper, M. McAllister and B. Farnham

Called to Order: 6:01 p.m.

October Meeting Minutes

1. Read and reviewed.
2. R. Briggs motions to accept as written.
3. M. Eastman seconds.
4. Minutes approved.

New Communications

1. J. Eastman received new Town and City Magazine.
2. J. Zulker received amended driveway permit for Christine Boulter Subdivision. Added to file.
3. Wayne Infinger attended meeting. Advises that the Town of Chatham is not a member of the National Flood Association and should be for Flood Zone Insurance purposes. The membership is at no cost to the Town. W. Infinger left information regarding procedures on adopting a Flood Plan Ordinance together with a sample Ordinance for the Town to use. J. Zulker will forward information and draft Ordinance to Town Attorney Tom Dewhurst for his review and approval. The Selectman would like to have the Ordinance voted on at the next Town Meeting.
4. R. Briggs gave J. Zulker various discs with Town documents.

Existing Business

1. M. Eastman motions to elevate R. Briggs to active status to participate in the Public Hearing at this meeting only to vote to amend Subdivision Regulations. J. Eastman seconds.
2. Public Hearing was held at 6:15 p.m. to discuss amendments to the Subdivision Regulations. J. Eastman motions to accept amendments. J. Zulker seconds. All were in favor. The amendments are as follows:

*- cont'd on page 250*

**Town of Chatham Planning Board  
December Minutes  
December 19, 2013**

**Present:** W. McAllister, R. Briggs, J. Zulker, J. Eastman, L. Shackley and M. Eastman

**Absent:** L. Cooper, M. McAllister and B. Farnham

**Called to Order:** 6:04 p.m.

November Meeting Minutes

1. Read and reviewed.
2. M. Eastman motions to accept as written.
3. R. Briggs seconds.
4. Minutes approved.

New Communications

1. Mr. and Mrs. Peter Straw showed up after November meeting ended. J. Zulker and J. Eastman were still at Town Office. Peter discussed the possible subdivision of their three acre parcel on South Chatham Road. J. Eastman and J. Zulker advised that the members would have to be present for any discussion. Peter advised they would attend December's meeting. At December's meeting, the Straws did not attend. J. Zulker relayed to the Planning Board the Straws inquiries as to subdivision. The Board discussed the lack of subdivision requirements and possible non-conforming well and septic sites.

Existing Business

1. Board discussed Floodplain Management Ordinance in regards to amending regulations, zoning board of adjustment, building permits, etc. J. Zulker and J. Eastman will attend next Selectman's meeting in January after working with Attorney Tom Dewhurst on the proposed ordinance and corresponding documents.

Other Business

None

December Meeting Adjournment

7:05 p.m.

Respectfully submitted,

  
Jennifer Zulker, Secretary

A. Amend Appendix D, Paragraph 5 to read as follows:

“Also please include: One unsealed envelope addressed to each of the abutters, including the applicant and agent(s) with the Chatham Planning Board return address on the upper left hand corner of the envelope and properly completed certified, return receipt mail forms for each address. Also required will be a check made payable to the United States Postal Service for all mailing fees.”

B. Amend Section V, Submission Requirements, subsection B.3. to add:

“k. Copy of the owner(s) most current deed for the subject property as duly recorded in the Carroll County Registry of Deeds.”

J. Eastman motioned to adjourn the Public Hearing. J. Zulker seconds. Public Hearing was adjourned at 6:45 p.m.

Other Business

None

November Meeting Adjournment

6:50 p.m.

Respectfully submitted,

  
Jennifer Zulker, Secretary



Town of Chatham Planning Board  
 December Minutes  
 December 19, 2013

Present: W. McAllister, R. Briggs, J. Zulker, J. Eastman, L. Shackley and M. Eastman

Absent: L. Cooper, M. McAllister and B. Farnham

Called to Order: 6:04 p.m.

November Meeting Minutes

1. Read and reviewed.
2. M. Eastman motions to accept as written.
3. R. Briggs seconds.
4. Minutes approved.

New Communications

1. Mr. and Mrs. Peter Straw showed up after November meeting ended. J. Zulker and J. Eastman were still at Town Office. Peter discussed the possible subdivision of their three acre parcel on South Chatham Road. J. Eastman and J. Zulker advised that the members would have to be present for any discussion. Peter advised they would attend December's meeting. At December's meeting, the Straws did not attend. J. Zulker relayed to the Planning Board the Straws inquiries as to subdivision. The Board discussed the lack of subdivision requirements and possible non-conforming well and septic sites.

Existing Business

1. Board discussed Floodplain Management Ordinance in regards to amending regulations, zoning board of adjustment, building permits, etc. J. Zulker and J. Eastman will attend next Selectman's meeting in January after working with Attorney Tom Dewhurst on the proposed ordinance and corresponding documents.

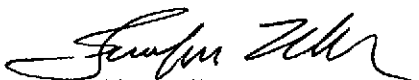
Other Business

None

December Meeting Adjournment

7:05 p.m.

Respectfully submitted,

  
 Jennifer Zulker, Secretary

Town of Chatham Planning Board  
January Minutes  
January 16, 2014

Present: W. McAllister, R. Briggs, J. Zulker, J. Eastman and M. Eastman

Absent: L. Cooper, L. Shackley, M. McAllister and B. Farnham

Called to Order: 6:05 p.m.

#### December Meeting Minutes

1. Read and reviewed.
2. M. Eastman motions to accept as written.
3. J. Zulker seconds.
4. Minutes approved.

#### New Communications

1. J. Eastman received new Town and City Magazine.
2. Carroll County Registry of Deeds sent Plan recording procedures to Planning Board.
3. Mr. and Mrs. Peter Straw attended the meeting to discuss the possibility of subdividing their lot on Brook Road which contains about 2.5 acres. The Planning Board discussed the minimum acreage required under the Subdivision Regulations and cannot consider waiving that requirement.

#### Existing Business

1. The Public Hearing to consider a Proposed Floodplain Ordinance was called to order at 6:45 p.m. The regular Planning Board meeting went into overtime and therefore the public meeting started ½ hour later than scheduled. At the Public Hearing, no public was present and none left. Selectmen Bill Perry, Wayne Infinger and Wayne McAllister were present. The proposal for a floodplain ordinance was brought to the Planning Board by Selectman Wayne Infinger, which ordinance would have to be adopted at the annual Town meeting. Attorney Tom Dewhurst prepared the proposed ordinance and warrant article. The Planning Board recommended the proposed ordinance 5-0. J. Zulker will forward the proposed ordinance and warrant article to Bill Perry and Trish Pitman to incorporate in the Town Annual Report. The Public Hearing was adjourned at 7:15 p.m.

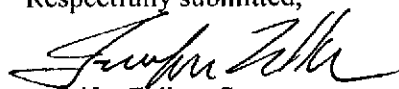
#### Other Business

None

#### January Meeting Adjournment

7:20 p.m.

Respectfully submitted,

  
Jennifer Zulker, Secretary


Town of Chatham Planning Board  
February Minutes  
February 21, 2014

Present: J. Zulker and J. Eastman

Absent: W. McAllister, R. Briggs, L. Cooper, L. Shackley, M. McAllister, M. Eastman and  
B. Farnham

A majority of the membership was not present and therefore did not constitute the quorum necessary  
in order to transact business.

Respectfully submitted,



Jennifer Zulker, Secretary

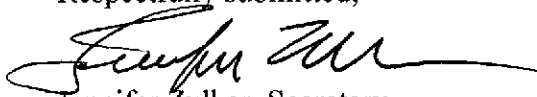
Town of Chatham Planning Board  
March Minutes  
March 20, 2014

Present: None

Absent: J. Zulker, J. Eastman, W. McAllister, R. Briggs, L. Cooper, L. Shackley, M. McAllister,  
M. Eastman and B. Farnham

The regular meeting scheduled on this date was cancelled due to inclement weather. J. Zulker notified Board Members of the cancelation prior to the meeting taking place.

Respectfully submitted,



Jennifer Zulker, Secretary

Town of Chatham Planning Board  
 April Minutes  
 April 17, 2014

Present: R. Briggs, J. Zulker, J. Eastman and M. Eastman

Absent: W. McAllister, L. Cooper, L. Shackley, M. McAllister and B. Farnham

Called to Order: 6:05 p.m.

January, February and March Meeting Minutes

1. Read and reviewed.
2. M. Eastman motions to accept as written.
3. R. Briggs seconds.
4. Minutes approved.

New Communications

1. Received new Town and City Magazine.
2. Received Department of Environmental Services Annual Drinking Water Source Protection Conference invitation.
3. J. Zulker would like to change the Subdivision Regulations page formatting from double sided to single sided which would make it easier to make additions/changes/amendments when necessary. The Board concurs.

Existing Business

1. Pursuant to the Public Hearing held on January 16, 2014 on the matter of considering a Proposed Floodplain Management Ordinance and to consider an amendment of Section 7, Special Flood Hazards Areas, of the Town of Chatham Subdivision Regulations to comply with said proposed Ordinance, and, after the official adoption of said Floodplain Management Ordinance at the Town of Chatham Town Meeting held on March 11, 2014, the Planning Board hereby deletes Section VII of the Subdivision Regulations, last revised April 12, 2005, in its entirety, and replaces Section VII with the following:

**Section VII Special Flood Hazards Areas**

All subdivision proposals governed by these regulations having land identified as special flood hazard areas on the Flood Insurance Rate Maps for Carroll County, shall meet the following requirements.

- All subdivision proposals shall be located and designed to assure that all public utilities and facilities, such as sewer, electrical and water systems, are located and constructed to minimize or eliminate flood damage and adequate drainage is provided to reduce exposure to flood hazards.

- Subdivision proposals shall include 100-year flood elevation data when any portion of the Development is within a special flood hazard area.
- In riverine situations, prior to the alteration or relocation of a watercourse the applicant for such authorization shall notify the Wetlands Bureau of the New Hampshire Department of Environmental Services and submit copies of such notification to those adjacent communities as determined by the Planning Board. Within the altered or relocated portion of any watercourse, the applicant shall submit to the Planning Board certification provided by a New Hampshire registered professional engineer assuring that the flood-carrying capability of the watercourse has been maintained.
- Where new or replacement water and sewer systems (including on-site systems) are proposed in a special flood hazard area, the applicant shall provide the Planning Board with assurances that new and replacement sanitary sewerage systems are designed to minimize or eliminate infiltration of floodwaters into the systems and that discharges from the systems into floodwaters and onsite disposal systems are located to avoid impairment to them or contamination from them during flooding.
- The Planning Board shall review the proposed development to assure that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334.

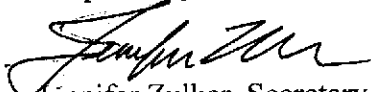
Other Business

None

April Meeting Adjournment

6:30 p.m.

Respectfully submitted,

  
Jennifer Zulker, Secretary

Town of Chatham Planning Board  
May Minutes  
May 15, 2014

Present: W. McAllister, J. Zulker, J. Eastman and M. Eastman

Absent: R. Briggs, L. Cooper, L. Shackley, M. McAllister and B. Farnham

Called to Order: 6:10 p.m.

April Meeting Minutes

1. Read and reviewed.
2. M. Eastman motions to accept as written.
3. J. Eastman seconds.
4. Minutes approved.

New Communications

1. Received new Town and City Magazine.

Existing Business

1. J. Zulker presented T. Pitman (Town Clerk) with various documents related to the Floodplain Management Ordinance for her to sign and seal. J. Zulker will forward those documents to W. Infinger (Selectman) so he may complete the application process.

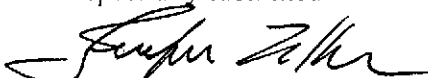
Other Business

None

May Meeting Adjournment

6:20 p.m.

Respectfully submitted

  
Jennifer Zulker, Secretary

Town of Chatham Planning Board  
June Minutes  
June 19, 2014

Present: W. McAllister, J. Zulker, J. Eastman and M. Eastman

Absent: R. Briggs, L. Cooper, L. Shackley, M. McAllister and B. Farnham

Called to Order: 6:05 p.m.

May Meeting Minutes

1. Read and reviewed.
2. M. Eastman motions to accept as written.
3. J. Zulker seconds.
4. Minutes approved.

New Communications

None

Existing Business

None

Other Business

None

June Meeting Adjournment

6:08 p.m.

Respectfully submitted,



Jennifer Zulker, Secretary



Town of Chatham Planning Board  
July Minutes  
July 17, 2014

Present: W. McAllister, J. Zulker, J. Eastman and M. Eastman

Absent: R. Briggs, L. Cooper, L. Shackley, M. McAllister and B. Farnham

Called to Order: 6:00 p.m.

June Meeting Minutes

1. Read and reviewed.
2. W. McAllister motions to accept as written.
3. M. Eastman seconds.
4. Minutes approved.

New Communications

1. J. Eastman received new Town and City Magazine.

Existing Business

None

Other Business

None

July Meeting Adjournment

6:20 p.m.

Respectfully submitted,



Jennifer Zulker, Secretary

Town of Chatham Planning Board  
August Minutes  
August 21, 2014

Present: J. Zulker, J. Eastman, L. Cooper, B. Farnham and M. Eastman

Absent: R. Briggs, W. McAllister, L. Shackley and M. McAllister

Called to Order: 6:04 p.m.

July Meeting Minutes

1. Read and reviewed.
2. L. Cooper motions to accept as written.
3. M. Eastman seconds.
4. Minutes approved.

New Communications

None

Existing Business

None

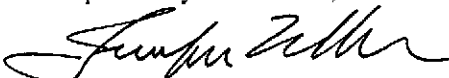
Other Business

None

August Meeting Adjournment

6:07 p.m.

Respectfully submitted,



Jennifer Zulker, Secretary



Town of Chatham Planning Board  
September Minutes  
September 18, 2014

Present: J. Zulker, J. Eastman, W. McAllister and M. Eastman

Absent: R. Briggs, L. Cooper, B. Farnham, L. Shackley and M. McAllister

Called to Order: 6:01 p.m.

August Meeting Minutes

1. Read and reviewed.
2. M. Eastman motions to accept as written.
3. J. Zulker seconds.
4. Minutes approved.

New Communications

1. A person who was present at the Primary Election at the Town House made general inquiry, as a potential property buyer, in regards to a right of way pertaining to the back lot of the Johnson Subdivision on Green Hill Road. M. Eastman was present to this conversation.

Existing Business

None

Other Business

None

September Meeting Adjournment

6:10 p.m.

Respectfully submitted,



Jennifer Zulker, Secretary

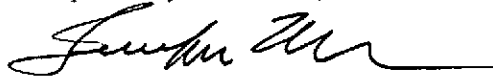
Town of Chatham Planning Board  
October Minutes  
October 16, 2014

Present: J. Eastman

Absent: J. Zulker, R. Briggs, L. Cooper, B. Farnham, L. Shackley, W. McAllister, M. Eastman  
and M. McAllister

A majority of the membership was not present and therefore did not constitute the quorum necessary in order to transact business.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Jennifer Zulker", with a long horizontal flourish extending to the right.

Jennifer Zulker, Secretary.

Town of Chatham Planning Board  
November Minutes  
November 20, 2014

Present: J. Zulker, J. Eastman, W. McAllister and M. Eastman

Absent: R. Briggs, L. Cooper, B. Farnham, L. Shackley and M. McAllister

Called to Order: 6:05 p.m.

September and October Meeting Minutes

1. Read and reviewed.
2. M. Eastman motions to accept as written.
3. J. Zulker seconds.
4. Minutes approved.

New Communications

1. J. Eastman received two Town and City Magazines.
2. Mel Davis contacted J. Zulker regarding copy of Subdivision Regulations. Possibly dividing his land on Barnes Road.
3. Jim Pitman requested via Town's website for a copy of Subdivision Regulations.
4. M. Eastman was given L. Shackley's Planning Board Handbook as he has resigned from the Planning Board. L. Shackley was an alternate on the Board and we will determine in the future if a replacement alternate is necessary.
5. J. Eastman received letter from North Country Council regarding the sale of Land Use Regulation Books. Planning Board did not purchase at this time.

Existing Business

None

Other Business

No

November Meeting Adjournment

6:20 p.m.

Respectfully submitted,



Jennifer Zulker, Secretary

Town of Chatham Planning Board  
December Minutes  
December 18, 2014

Present: J. Zulker, J. Eastman, W. McAllister and M. Eastman

Absent: R. Briggs, L. Cooper, B. Farnham, L. Shackley and M. McAllister

Called to Order: 6:00 p.m.

November Meeting Minutes

1. Read and reviewed.
2. M. Eastman motions to accept as written.
3. J. Zulker seconds.
4. Minutes approved.

New Communications

None

Existing Business

None

Other Business

None

December Meeting Adjournment

6:10 p.m.

Respectfully submitted,

  
Jennifer Zulker, Secretary

Town of Chatham Planning Board  
January Minutes  
January 15, 2015

Present: J. Eastman

Absent: J. Zulker, R. Briggs, L. Cooper, B. Farnham, W. McAllister, M. Eastman  
and M. McAllister

A majority of the membership was not present and therefore did not constitute the quorum necessary in order to transact business.

Respectfully submitted,



Jennifer Zulker, Secretary



Town of Chatham Planning Board  
 March Minutes  
 March 19, 2015

Present: J. Zulker, R. Briggs, B. Farnham and M. Eastman

Absent: L. Cooper and M. McAllister

Called to Order: 6:05 p.m.

February Meeting Minutes

1. Read and reviewed.
2. M. Eastman motions to accept as written.
3. R. Briggs seconds.
4. Minutes approved.

New Communications

1. J. Eastman received new Town and City Magazine.
2. J. Zulker updated contact information for all Planning Board members and will prepare a handout of same for next month's meeting.
3. J. Zulker spoke with M. McAllister regarding his term expiration on Planning Board. M. McAllister advises he is ok with staying full time member if needed or becoming an alternate member. Planning Board discussed that we will make him alternate member only if we can find another full time member.
4. J. Eastman is no longer Chair of Planning Board as he was elected as a Selectman at the annual Town meeting. At the annual Town meeting, J. Eastman discussed with B. Perry about being the Selectperson ex-officio Planning Board member. J. Zulker nominated Maryann Eastman to be Chair of the Board. R. Briggs seconds. All members present were in favor. As a result of this, we will need two full time board members. R. Briggs and B. Farnham offered to get in touch with Steve Fink to see if he is interested in a full time position. J. Zulker offered to contact Karl Limmer to see if he is interested in a full time position. The Board discussed that if we can only find one additional full time member, we can keep M. McAllister as full time instead of alternate.

Existing Business

1. J. Zulker handed out reformatted Subdivision Regulations to all Board members present.
2. Discussion ensued regarding the Jeff and Holly Patch boundary line adjustment submission. It was discussed as to whether or not waivers were needed for some of the Subdivision Regulations. This issue, as well as any others, will be heard at the Public Hearing.

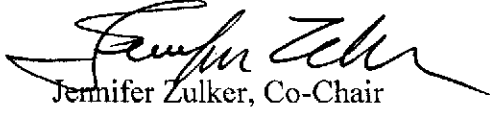
Other Business

None

March Meeting Adjournment

7:20 p.m.

Respectfully submitted,

  
Jennifer Zulker, Co-Chair

Town of Chatham Planning Board  
April Minutes  
April 16, 2015

Present: J. Eastman, J. Zulker, B. Farnham, M. Eastman and S. Fink

Absent: R. Briggs, L. Cooper and M. McAllister

Called to Order: 6:03 p.m.

March Meeting Minutes

1. Read and reviewed.
2. B. Farnham motions to accept as written.
3. J. Zulker seconds.
4. Minutes approved.

New Communications

None

Existing Business

1. In regards to the Jeff and Holly Patch Minor Lot Line Adjustment, R. Briggs emailed M. Eastman prior to the Public Hearing regarding the required quorum for the Public Hearing and the Patch's procuring new Plans containing additional information.
2. M. Eastman called Public Hearing to order at 6:15 in the matter of Minor Lot Line Adjustment, Properties of Jeffery A. & Holly Patch and Holly Patch, Green Hill Road, Chatham, New Hampshire. The Planning Board reviewed the matter in accordance with the Boundary (Lot) Line Adjustment checklist of the Town's Subdivision Regulations. The Board does not require Item 9 on said checklist. J. Zulker motions to require a waiver in regards to Lot 3 of the Patch's original Subdivision which contained a restriction that said Lot 3 was not to be further subdivided. The waiver is required as this new matter is considered a subdivision and the lot line affects Lot 3 of their original subdivision. M. Eastman motions to accept. B. Farnham seconds. All were in favor. The Patches submitted a written waiver to the Planning Board removing said restriction from the original subdivision. The Patches brought with them a new set of Plans showing contours and adding new information different than the original set as were delivered with the Application. The Board discussed that the new Plans were not necessary. J. Zulker motions to accept the original Plans and require no further items that are not within the Boundary (Lot) Line Adjustment checklist except for the waiver as previously stated. M. Eastman motions to accept. B. Farnham seconds. All were in favor. J. Zulker motions to approve the Minor Lot Line Adjustment, Properties of Jeffery A. & Holly Patch and Holly Patch under those conditions. S. Fink seconds. All were in favor. The Lot Line Adjustment was approved and M. Eastman executed the Planning Board approval on said Plans. J. Zulker advised the Patches as to the recording and distribution of the Plans, etc. M. Eastman closed the Public Hearing at 6:38 p.m.


Other Business

None

April Meeting Adjournment

6:44 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Jennifer Zulker". The signature is written in a cursive style with a large initial "J" and "Z".

Jennifer Zulker, Co-Chair

Town of Chatham Planning Board  
May Minutes  
May 21, 2015

Present: J. Eastman, J. Zulker, B. Farnham, M. Eastman and S. Fink

Absent: R. Briggs, L. Cooper and M. McAllister

Called to Order: 6:05 p.m.

April Meeting Minutes

1. Read and reviewed.
2. S. Fink motions to accept as written.
3. B. Farnham seconds.
4. Minutes approved.

New Communications

1. J. Zulker received new Town and City Magazine.

Existing Business

1. J. Zulker forwarded a copy of the approved Boundary Line Adjustment plan for Jeff and Holly Patch to the Patches and left a copy of the plan at the Town Office for the Selectman. J. Zulker will copy April Minutes which contained the Public Hearing and approval to go in Patch file.

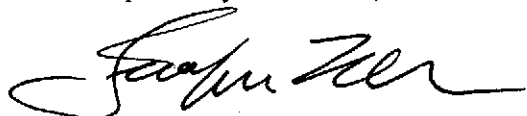
Other Business

None

May Meeting Adjournment

6:12 p.m.

Respectfully submitted,



Jennifer Zulker, Co-Chair

Town of Chatham Planning Board  
June Minutes  
June 18, 2015

Present: J. Eastman, J. Zulker, R. Briggs, M. Eastman and S. Fink

Absent: B. Farnham, L. Cooper and M. McAllister

Called to Order: 6:04 p.m.

May Meeting Minutes

1. Read and reviewed.
2. J. Eastman motions to accept as written.
3. J. Zulker seconds.
4. Minutes approved.

New Communications

None

Existing Business

1. Board discussed Master Plan and roads.

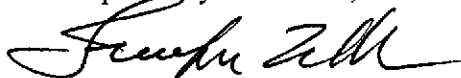
Other Business

None

June Meeting Adjournment

6:27 p.m.

Respectfully submitted,



Jennifer Zulker, Co-Chair

Town of Chatham Planning Board  
July Minutes  
July 16, 2015

Present: J. Eastman, J. Zulker, M. McAllister and M. Eastman

Absent: B. Farnham, L. Cooper, S. Fink and R. Briggs

Called to Order: 6:15 p.m.

June Meeting Minutes

1. Read and reviewed.
2. J. Zulker motions to accept as written.
3. J. Eastman seconds.
4. Minutes approved.

New Communications

1. J. Zulker received new Town and City Magazine.
2. Planning Board received NH Office of Energy and Planning Survey. The Board has not updated the information with the Office of Energy and Planning and decided to complete the survey. J. Zulker will forward the completed survey to the Office of Energy and Planning via email before the deadline set forth in the survey.
3. Selectman Bill Perry attended the meeting to talk about the proposed new Town Office building. B. Perry inquired if the Planning Board would support the building construction and the possible uses of the remaining Town land where the building will be located. He discussed the draw backs and costs to repair and bring up to code the existing Town House, the cost of a new building and its uses, handed out draft as-builts, etc. B. Perry requested a letter from the Planning Board expressing their support. Some responses from Planning Board were that we just don't have enough definitive information at this time to show support. Some responses were in full support. Not all Planning Board members were present to voice their opinions. It was also discussed that the matter of a new Town Office is very individually opinionated by all of the residents of the Town and that the Planning Board should not collectively submit a letter of intention of support due to the fact that members within the Planning Board have their own individual opinions and did not want a decision made by the Planning Board to reflect on themselves as an individual. B. Perry in turn requested that the Planning Board make a statement that the construction of a new Town Office does not violate or infringe upon on the Subdivision Regulations or any other matters that the Planning Board oversee. J. Zulker motioned to accept that the Planning Board should not submit a letter of support of the new Town Office to the Selectman, but rather confirm that with what information is present at this time regarding a new Town Office does not violate or infringe upon on the Town Subdivision Regulations nor any other matters that the Planning Board oversee. All were in favor.

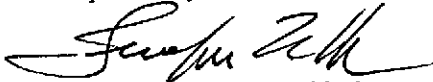
Other Business

None

July Meeting Adjournment

7:35 p.m.

Respectfully submitted,

  
Jennifer Zulker, Co-Chair



Town of Chatham Planning Board  
 August Minutes  
 August 20, 2015

Present: J. Eastman, J. Zulker, B. Farnham, S. Fink and M. Eastman

Absent: M. McAllister, L. Cooper and R. Briggs

Called to Order: 6:05 p.m.

July Meeting Minutes

1. Read and reviewed.
2. J. Eastman motions to accept as written.
3. M. Eastman seconds.
4. Minutes approved.

New Communications

1. M. Eastman was contacted by Selectman B. Perry about finding someone to voluntarily sit on the North Country Council Board with him. Members present at tonight's meeting were not interested, but will keep an ear open for anyone in Town who may be interested.
2. J. Zulker verbally submitted her resignation to the Planning Board. She does not wish to fulfill an addition term. She wishes to hand over her duties as Co-Chair as soon as possible, but will remain active if need be for the remainder of her term. The Board will actively look for someone to fill her position as Co-Chair.

Existing Business

1. J. Zulker forwarded the survey that the Planning Board completed at July's meeting the Office of Energy and Planning.
2. B. Farnham missed last month's meeting and had questions about July's draft minutes regarding Selectman Bill Perry addressing a new Town Office building. B. Farnham was under the impression that the issue was done as it was voted down at the annual Town meeting. M. Eastman discussed the needs of a new Town Office building and why the issue has arisen again.

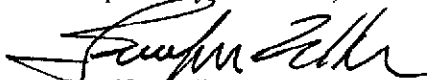
Other Business

None

August Meeting Adjournment

6:40 p.m.

Respectfully submitted,

  
 Jennifer Zulker, Co-Chair

Town of Chatham Planning Board  
September Minutes  
September 17, 2015

Present: J. Eastman, J. Zulker, B. Farnham, S. Fink and M. Eastman

Absent: M. McAllister, L. Cooper and R. Briggs

Called to Order: 6:05 p.m.

August Meeting Minutes

1. Read and reviewed.
2. B. Farnham motions to accept as written.
3. J. Eastman seconds.
4. Minutes approved.

New Communications

1. J. Zulker received new Town and City Magazine.

Existing Business

None

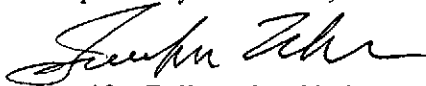
Other Business

None

September Meeting Adjournment

6:20 p.m.

Respectfully submitted,

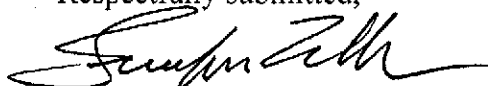
  
Jennifer Zulker, Co-Chair

Town of Chatham Planning Board  
October Minutes  
October 15, 2015

Absent: J. Eastman, J. Zulker, B. Farnham, S. Fink, M. Eastman, M. McAllister, L. Cooper and R. Briggs

The regular meeting scheduled on this date was cancelled due to illnesses with several Board Members. J. Zulker and M. Eastman notified Board Members of the cancelation prior to the meeting taking place.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Jennifer Zulker", written in a cursive style.

Jennifer Zulker, Co-Chair

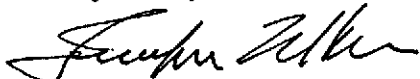
Town of Chatham Planning Board  
November Minutes  
November 19, 2015

Present: J. Eastman, J. Zulker and B. Farnham

Absent: R. Briggs, L. Cooper, M. Eastman and M. McAllister

A majority of the membership was not present and therefore did not constitute the quorum necessary in order to transact business.

Respectfully submitted,

  
Jennifer Zulker, Co-Chair

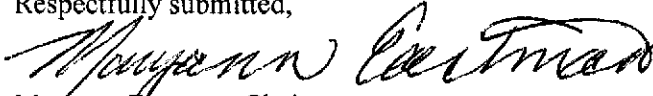
Town of Chatham Planning Board  
**December Minutes**  
 December 17, 2015

Present: J. Eastman, J. Zulker and M. Eastman

Absent: R. Briggs, L. Cooper, B. Farnham and M. McAllister

A majority of the membership was not present and therefore did not constitute the quorum necessary in order to transact business.

Respectfully submitted,

  
 Maryann Eastman, Chair


Town of Chatham Planning Board  
**January Minutes**  
 January 21, 2016

Present: J. Eastman, B. Farnham and M. Eastman

Absent: R. Briggs, L. Cooper and M. McAllister

A majority of the membership was not present and therefore did not constitute the quorum necessary in order to transact business.

Respectfully submitted,

  
 Maryann Eastman, Chair

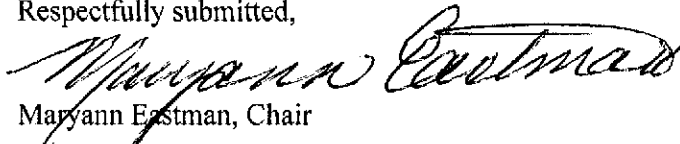
Town of Chatham Planning Board  
**February Minutes**  
 February 18, 2016

Present: J. Eastman, B. Farnham and M. Eastman

Absent: R. Briggs, L. Cooper and M. McAllister

A majority of the membership was not present and therefore did not constitute the quorum necessary in order to transact business.

Respectfully submitted,

  
 Maryann Eastman, Chair

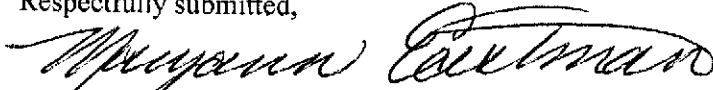
Town of Chatham Planning Board  
**March Minutes**  
March 17, 2016

Present: J. Eastman

Absent: M. Eastman, B. Farnham, R. Briggs, L. Cooper and M. McAllister

A majority of the membership was not present and therefore did not constitute the quorum necessary in order to transact business.

Respectfully submitted,

  
Maryann Eastman, Chair

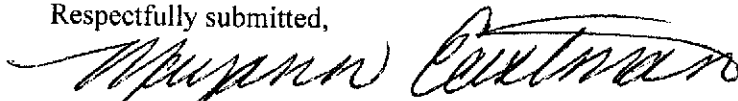
Town of Chatham Planning Board  
**April Minutes**  
April 21, 2016

Present: J. Eastman, M. Eastman and D. Bacon

Absent: B. Farnham, R. Briggs, L. Cooper, G. Banhart and M. McAllister

A majority of the membership was not present and therefore did not constitute the quorum necessary in order to transact business.

Respectfully submitted,

  
Maryann Eastman, Chair

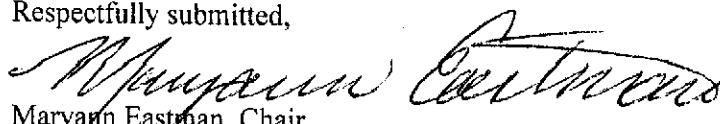
Town of Chatham Planning Board  
**May Minutes**  
May 19, 2016

Present: J. Eastman, M. Eastman and D. Bacon

Absent: B. Farnham, R. Briggs, L. Cooper, G. Banhart and M. McAllister

A majority of the membership was not present and therefore did not constitute the quorum necessary in order to transact business.

Respectfully submitted,

  
Maryann Eastman, Chair

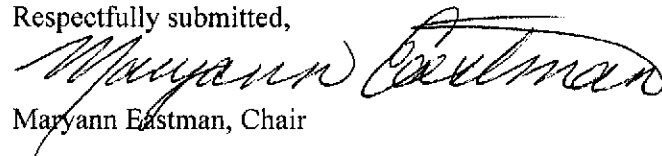
Town of Chatham Planning Board  
**June Minutes**  
June 16, 2016

Present: J. Eastman, M. Eastman and D. Bacon

Absent: B. Farnham, R. Briggs, L. Cooper, G. Banhart and M. McAllister

A majority of the membership was not present and therefore did not constitute the quorum necessary in order to transact business.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Maryann Eastman". The signature is written in black ink and is positioned above the printed name.

Maryann Eastman, Chair

Town of Chatham Planning Board  
 July Minutes  
 July 21, 2016

Present: J. Eastman, J. Zulker, M. Eastman, L. Cooper and D. Bacon

Absent: B. Farnham, M. McAllister, R. Briggs, G. Banhart

Called to Order: 7:00 p.m.

December 2015 through June 2016 Meeting Minutes

1. Read and reviewed.
2. D. Bacon motions to accept as written.
3. J. Eastman seconds.
4. Minutes approved.

New Communications

1. J. Zulker was appointed full time Board Member by Selectman. J. Zulker made motion to be appointed by the Board as Co-Chair. All were in favor.
2. Board discussed vacant Chair position. D. Bacon has interest. R. Briggs may have expressed interest. The Board will continue to search within the public and current members until an appointment has been made.
3. Board will also need one more full time member in the near future and will continue to look for a member.
4. Board discussed revising Article VI of ByLaws.
5. Board discussed member keeping up with attendance of monthly meetings.

Existing Business

1. Board discussed Master Plan and will conclude the discussion at next month's meeting and finalize said Master Plan.

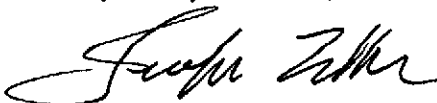
Other Business

None

July Meeting Adjournment

7:40 p.m.

Respectfully submitted,



Jennifer Zulker, Co-Chair



Town of Chatham Planning Board  
August Minutes  
August 18, 2016

Present: J. Eastman, J. Zulker, R. Briggs and D. Bacon

Absent: B. Farnham, M. McAllister, L. Cooper and G. Banhart

Called to Order: 6:00 p.m.

#### July Meeting Minutes

1. Read and reviewed.
2. J. Eastman motions to accept as written.
3. D. Bacon seconds.
4. Minutes approved.

#### New Communications

1. J. Eastman motions to elevate R. Briggs for the purposes of the meeting. J. Zulker seconds. All were in favor.
2. D. Bacon makes motion to appoint Lori Bacon as Planning Board Alternate. R. Briggs seconds. All were in favor.

#### Existing Business

1. At July meeting, revisions to By Laws were discussed and drafted. J. Zulker will revise said By Laws for September's meeting for vote and approval by Board.
2. Continued discussion and revisions to Master Plan. J. Zulker to complete Town Officers and Goals and Recommendations sections.
3. J. Eastman to propose to Selectman at their next meeting the appointment of R. Briggs as full time Planning Board Member.

#### Other Business

None

#### August Meeting Adjournment

7:20 p.m.

Respectfully submitted,



Jennifer Zulker, Co-Chair

Town of Chatham Planning Board  
August Minutes  
August 18, 2016

Present: J. Eastman, J. Zulker, R. Briggs and D. Bacon

Absent: B. Farnham, M. McAllister, L. Cooper and G. Banhart

Called to Order: 6:00 p.m.

July Meeting Minutes

1. Read and reviewed.
2. J. Eastman motions to accept as written.
3. D. Bacon seconds.
4. Minutes approved.

New Communications

1. J. Eastman motions to elevate R. Briggs for the purposes of the meeting. J. Zulker seconds. All were in favor.
2. D. Bacon makes motion to appoint Lori Bacon as Planning Board Alternate. R. Briggs seconds. All were in favor.

Existing Business

1. At July meeting, revisions to By Laws were discussed and drafted. J. Zulker will revise said By Laws for September's meeting for vote and approval by Board.
2. Continued discussion and revisions to Master Plan. J. Zulker to complete Town Officers and Goals and Recommendations sections.
3. J. Eastman to propose to Selectman at their next meeting the appointment of R. Briggs as full time Planning Board Member.

Other Business

None

August Meeting Adjournment

7:20 p.m.

Respectfully submitted,

  
Jennifer Zulker, Co-Chair

Town of Chatham Planning Board  
September Minutes  
September 15, 2016

Present: J. Eastman, J. Zulker, D. Bacon and L. Bacon

Absent: R. Briggs, B. Farnham, M. McAllister, L. Cooper and G. Banhart

Called to Order: 6:03 p.m.

#### August Meeting Minutes

1. Read and reviewed.
2. J. Eastman motions to accept as written.
3. D. Bacon seconds.
4. Minutes approved.

#### New Communications

1. J. Zulker motions to elevate Planning Board Alternate Member L. Bacon for the purposes of the meeting. D. Bacon seconds. All Members were in favor.
2. J. Zulker motions to nominate R. Briggs as Chair of the Planning Board. D. Bacon seconds. All Members were in favor.

#### Existing Business

1. At July and August Planning Board meetings (two successive meetings), the Board discussed amending Article VI, A. of the By Laws of the Planning Board. J. Zulker has revised and presented said By Laws to the Board. Article VI, A. reads: "Regular meetings shall be held monthly, on the third Thursday of each month at 6:00 p.m. at the Town Clerk's Office. Notice of these meetings and any change of time or place will be duly posted at the Town House, Town Clerk's Office and at the Bulletin board by the Kimball Lake dam." D. Bacon motioned to accept the revised Article as written. J. Eastman seconds. All Members were in favor.
2. J. Zulker checked into the Master Plans for the Towns of Conway and Tamworth for a list of Town Officers set forth therein. Those Town Master Plans did not contain that information. The Board responded affirmatively to the use of general language in the Town Officers section of our Master Plan whereas it shall read: "Please contact the Town Office or visit the Town Website for current Town Officers". The Board reviewed the Goals and Recommendations section. All Members agreed that said section is complete. J. Zulker will now forward the Master Plan to the Selectman for approval.

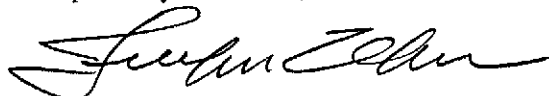
#### Other Business

None

#### September Meeting Adjournment

6:30 p.m.

Respectfully submitted,



Jennifer Zulker, Co-Chair

Town of Chatham Planning Board  
October Minutes  
October 20, 2016

Present: R. Briggs, J. Eastman, J. Zulker, B. Farnham, D. Bacon and L. Bacon

Absent: M. McAllister, L. Cooper and G. Banhart

Called to Order: 6:00 p.m.

September Meeting Minutes

1. Read and reviewed.
2. D. Bacon motions to accept as written.
3. J. Eastman seconds.
4. Minutes approved.

New Communications

1. R. Briggs presents information that Attorney Randy Cooper and Dave Douglas of Thaddeus Thorne Surveyors are involved in a situation regarding a property owner in Fryeburg with property located near the Town Beach in which the Town of Fryeburg issued a building permit to the landowner to build an addition onto a camp. Said addition extends over the Town/State line into Chatham. R. Briggs advises the matter may come before the Planning Board if the addition extends the Town/State line as the abutting property owner will facilitate a boundary line adjustment with the camp owner so as to transfer a portion of his Chatham property to the Fryeburg property owner. R. Briggs will contact Dawn Buker at NHDES for information regarding lot line adjustments.
2. Eleanor Eastman on Toad Hill Road contacted J. Zulker in regards to facilitating a "green cemetery" on her property. Eleanor Eastman inquires as to any subdivision regulations which would affect the cemetery process. The Planning Board could not find any information in the Town Subdivision Regulations which would hinder on the process. R. Briggs will contact Dawn Buker at NHDES to confirm.

Existing Business

None

Other Business

None

October Meeting Adjournment

6:30 p.m.

Respectfully submitted,



Jennifer Zulker, Co-Chair

Town of Chatham Planning Board  
November Minutes  
November 17, 2016

Present: R. Briggs, J. Eastman, J. Zulker, B. Farnham, D. Bacon and L. Bacon

Absent: M. McAllister, L. Cooper and G. Banhart

Called to Order: 6:00 p.m.

October Meeting Minutes

1. Read and reviewed.
2. J. Zulker motions to accept as written.
3. D. Bacon seconds.
4. Minutes approved.

New Communications

1. Board discusses members and attendance. J. Zulker will contact Selectman Bill Perry regarding full time Planning Board member Gary Banhart to see if Gary intends on attending Planning Board meetings or if he has become disinterested.

Existing Business

1. R. Briggs contacted Dawn Buker at NHDES regarding Eleanor Eastman on Toad Hill Road facilitating a "green cemetery" on her property. NHDES advised that green cemeteries are not affected by our subdivision regulations and that there are State laws/rules. J. Zulker will advise Eleanor Eastman of the determination and remind her to adhere to State guidelines.
2. As discussed at October's meeting, a lot line adjustment matter may be presented to the Planning Board regarding James Diegoli in Chatham and Beth McMullen in Fryeburg. R. Briggs contacted Dawn Buker at NHDES regarding the exemption of this matter from certain subdivision regulations as it is a lot line adjustment due to a building error. NHDES provided R. Briggs with NH RSA 485-A:2, XIII which provides language defining lot line adjustments and building errors. The Board may defer to said statute when granting an exemption from our subdivision regulations in this matter.
3. R. Briggs received email from Attorney Randy Cooper regarding development and regional impacts in regards to the lot line adjustment of James Diegoli and Beth McMullen.

Other Business

None

November Meeting Adjournment

6:34 p.m.

Respectfully submitted,



Jennifer Zulker, Co-Chair

Town of Chatham Planning Board  
 December Minutes  
 December 15, 2016

Present: R. Briggs, J. Eastman, J. Zulker, B. Farnham, D. Bacon and L. Bacon

Absent: M. McAllister, L. Cooper and G. Banhart

Called to Order: 6:01 p.m.

November Meeting Minutes

1. Read and reviewed.
2. B. Farnham motions to accept as written.
3. J. Eastman seconds.
4. Minutes approved.

New Communications

1. J. Zulker discusses attendance for the year.
2. J. Zulker discusses proposing to Selectman to purchase a new Minutes Book as the current book is almost full. Board agrees.

Existing Business

1. R. Briggs called Public Hearing to order at 6:15 in the matter of Preliminary Boundary Line Adjustment, Property of James Diegoli, Chatham, New Hampshire and Beth McMullen, Fryeburg, Maine regarding property located on Beach Road. The Planning Board reviewed the matter in accordance with the Boundary (Lot) Line Adjustment checklist of the Town's Subdivision Regulations. The matter was approved upon the following conditions being met:
  - a. Remove Notes 1 and 2 from the proposed survey plan.
  - b. Revise Reference 5 on the proposed survey plan to include the Tax Map and Lot of the property in Fryeburg being affected.
  - c. Revise Reference 9 on the proposed survey plan to state Oxford County Registry of Deeds, West District instead of Division.
  - d. Revise the proposed survey plan to reflect the record owner of the affected parcel to be Louis Diegoli and James Diegoli, as individuals rather than Trustees. Also reflect the Book and Page of the said record owners' vesting deed.
  - e. Revise the proposed survey plan to reflect the correct Book and Page of the Beth McMullen's vesting deed.
  - f. Revise the proposed survey to notate Oxford County W.D. Registry of Deeds where deed references are for property in Maine.
  - g. Revise the proposed survey to include signature box for the Town Planning Board, under which shall include language that this Boundary Line Adjustment is exempt from NHDES Subdivision Approval pursuant to RSA 495-A:2:XIII.
  - h. Record Deed at Oxford County W.D. Registry of Deeds and Carroll County Registry of Deeds to facilitate the Boundary Line Adjustment.
  - i. Check for LCHIP and recording fees.

- j. Submit five copies of the revised plan together with the revised mylar.

J. Zulker motions to approve the Boundary Line Adjustment based on the conditions stated at the Public Hearing with additional approval from the Board for the Chair or Co-Chair to execute the final survey plan out of session. All were in favor. R. Briggs closed the Public Hearing at 7:18 p.m.

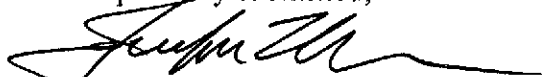
Other Business

None

December Meeting Adjournment

7:22 p.m.

Respectfully submitted,



Jennifer Zulker, Co-Chair