

Town of Chatham Planning Board Public Hearing & Regular Meeting
August 19, 2021 Meeting Minutes
Unofficial Until Approved

Present: R. Briggs, J. Eastman, L. Bacon, J. Hoyt

Absent: B. Farnham,

Visitors: Andy Fisher of Ammonoosuc Survey, Jane Lounsbury, Alan Lounsbury, and Kim Callen.

Meeting called to order: 6:05pm

Approval of July 2021 Meeting Minutes

1. Read and reviewed
2. J. Hoyt motions to accept as written
3. J. Eastman seconds
4. All minutes approved

New Communications

1. R. Briggs spoke with Steve Eastman, he has found some old Planning Board files including the Head subdivision file, that he will bring to the board tonight.

Existing Business

1. Public Hearing Opened at 6:17p.m. in the matter of Proposed 2 Lot Minor Subdivision, Tax Map 5/Lot 32-2A, Property of Alan & Jane Lounsbury, 1378 Main Road, Chatham, NH 03813. J. Eastman made a motion to accept the subdivision application as complete. L. Bacon seconds, all approved. Andy Fischer stated the Lounsbury's received 2 driveway permits from the state as required and are requesting 2 waivers. The 1st waiver is for a perimeter waiver on the larger 80+ acre lot. J. Hoyt made a motion to approve perimeter waiver #1, L. Bacon seconds, all approve. Second waiver #2 is for soil test pit. L. Bacon made motion to accept the 2nd waiver, J. Hoyt seconds. R. Briggs stated both lots had the soil test completed. All in favor.

Public comment: Abutter Kim Callen stated that she moved to Chatham not to have a lot of neighbors and has concerns that the Lounsbury's property was previously subdivided making this the third time the lot has been subdivided. R. Briggs explained that as long as subdivisions meet the Chatham requirements then they will get approved. There is nothing in this particular subdivision that will prevent it from being approved. Ms. Callen asked about the existing runoff issue that is creating water runoff onto her property. R. Briggs stated that you are not allowed to create more runoff on a lot. Alan Lounsbury informed the board that the runoff is not

coming from his property, it is coming from a brook that goes under their driveway on the Callen land. J. Eastman asked the board if the state has guidelines on curb cuts. R. Briggs stated at this point the state would require a subdivision road for the larger lot. There were no further comments. J. Eastman made a motion to approve the Lounsbury two lot subdivision as presented and discussed. L. Bacon seconds, all in favor. Lounsbury 2-lot minor subdivision approved.

Meeting adjourned: 7:02 p.m.

Respectfully submitted,
Julie Hoyt, Co-Chair