

## MINUTES OF THE PLANNING BOARD 7-23-14

Members present: Jim Harris, Tim Coyne, Jim Seamon. Barb Albro and Maureen Knapp are absent. Also present: Dan Ellis, as town attorney, Terry Orr, Ken Brock, Deb Putman and Terry and Linda Riehlman.

Jim Harris stated the first order of business is the application of Terry and Linda Riehlman for a minor subdivision. Mr. Riehlman was invited to speak to the Board regarding his application. He stated they are looking to divide 10.73 acres where their home is located to 5.0 acres. The Riehlman's own another 100 acres in back of that property. They are selling the house with the 5 acres and they want to segregate that out and add the other 5.73 acres to his existing 100 acres of wooded land, so that the two parcels will be consolidated. Discussion ensued whether they could just do a lot line adjustment. The existing 100 acres does have road frontage and is not land locked. Upon further review of the Planning regulations, Dan Ellis believes it is in fact a minor subdivision and not a lot line adjustment. Jim Harris said the next course of action is to submit the application to County Planning for review. Tonight's meeting will cover the sketch plan conference and the application for the final plat. The Riehlman's or someone on their behalf should attend the August 27<sup>th</sup> meeting for final approval.

Next on the agenda is Song Lake View. Jim Harris said the Board is still waiting for proof of all the restrictions and conditions imposed. Don Armstrong and Jan Kublick are working on it.

Old Business: Minutes of June 25, 2014. Motion to approve the minutes made by Tim Coyne, seconded by Jim Seamon, all in favor, the minutes are approved. There being no further new business or public comments, on motion of Jim Seamon, seconded by Tim Coyne, all in favor, the meeting adjourned.

Respectfully submitted,

Mary Anne McCloskey, Secretary