

Minutes of the Preble Planning Board- 4/26/17

Members Present: Chairman Jim Harris, Maureen Knapp, Rick Burt and Barb Albro **Also Present:** Town Attorney Don Armstrong and Don McMasters

The meeting opened at 7:00 with the Pledge of Allegiance. First order of business was an application for a lot line adjustment made by Don McMasters of 1910 Rittenhouse Sq. The applicant explained that he is making the request on behalf of himself and his neighbors, Monica & Thomas Abrams of 1914 Rittenhouse Sq. and Madonna & Bill Rapp of 1922 Rittenhouse Sq. Currently there are encroachment agreements between the three property owners and they are proposing to shift the boundary lines at the waterfront between the Rapp/ Abrams properties and the Abrams/ McMasters properties about five feet respectively. The total area involved is negligible and does not include any septic or well involvement. The corners of the properties by the road will remain the same. This action would eliminate the need for the encroachment agreements and would simplify the process of selling any of these properties in the future. Don Armstrong noted that if the lot line adjustments are approved the applicant and his neighbors will have to write up boundary line agreements that in effect will be conveyances of interest by each to each other.

Don A. stated the proposed action does meet the definition of a lot line adjustment. He further observed that technically these are non-conforming lots as far as meeting side yard setbacks, and the line adjustments would slightly increase the degree of non-conformity on some of the property involved. However there is verbage included in the subdivision regulations that allow the Planning Board some discretion in this area.

The board members proceeded to review Part 1 of the Short Environmental Assessment Form completed by the applicant. Part 2, the Impact Assessment was reviewed as well. Barb Albro made a **MOTION** to declare that the board found that the proposed action will not result in any significant adverse environmental impact. Rick Burt seconded, all in favor, the Motion passed.

Maureen Knapp made a **MOTION** that this proposal meets the definition of a lot line adjustment under the subdivision regulations and as no further action is required the application is approved. Barb Albro seconded, and all in favor, the Motion carried. The board is noting the slight increase in the existing non-conforming nature of the properties that will result from these boundary line adjustments, but does not see this as a concern, since the regulations allow some discretion in this area.

Minutes from the 3/22/17 meeting were reviewed and Barb made a **MOTION** to approve the minutes as written. Maureen seconded, all in favor, the Motion passed. The next meeting is scheduled for Wednesday, May 24. Rick made a **MOTION** to adjourn. Barb seconded and all in favor, the Motion passed. The meeting was adjourned at 7:45.

Respectfully Submitted,

Deborah Putman, Recording Secretary

