

Minutes of the Preble Planning Board -12/28/16

Members Present: Chairman Jim Harris, Maureen Knapp and Jim Seamon

Member Absent: Barb Albro

Also Present: Town Attorney Don Armstrong, Matt Swayze, Laura Swayze and Vicki Van Patten

Jim Harris opened the meeting at 7:00 with the Pledge of Allegiance.

First order of business was an application for a Minor Subdivision submitted by Matthew Swayze, Laura Swayze and Vicki Van Patten. Matt explained the details of the proposed transaction, in which ownership of 5.28 acres of woods currently owned by Vicki Van Patten would be added to his 1 acre house lot. The board members discussed the proposal, and the applicant clarified that the project did not create a landlocked parcel. Don Armstrong observed that it almost met the definition of a lot line adjustment, the definition of which he read aloud.

The board proceeded to review Part 1 of the Short Environmental Assessment Form. The Impact Assessment was also completed and Jim Seamon made the **Motion** declaring that the proposed subdivision would not result in any significant adverse environmental impacts. Maureen seconded, all in favor the Motion carried.

Jim Harris asked whether it had to be referred to County Planning, but as the property is not within 500 ft. of a state highway it was determined that county referral was not necessary. In addition Don reminded the board they had the option to require a Public Hearing or notification of bordering landowners as to the proposed subdivision. After further discussion it was determined that neither action was required, and the application did not need to go to the County. Jim Seamon made a **Motion** to that effect and Maureen seconded. All in favor, the Motion carried.

Maureen made the **Motion** to approve the subdivision, with a condition of approval being that the new parcel will be consolidated with Tax Parcel 6-3-4, consisting of Matt's current house lot. Jim Seamon seconded, all in favor the Motion carried and the subdivision was approved.

Next order of business was reviewing the minutes from the 7/27/16 meeting. Jim Seamon made the **Motion** to approve the minutes. Maureen seconded, all in favor the Motion carried.

Jim Seamon notified the board that he was going to have to resign from the Planning Board due to health concerns. Regrets were expressed along with gratitude for his service on the board. He will notify Jim Doring.

The next meeting is scheduled for Wed. January 25, 2017. Maureen made the Motion to adjourn the meeting. Jim Seamon seconded, all in favor the Motion carried. The meeting was adjourned at 7:43 p.m.

Respectfully Submitted,

Deborah Putman-Secretary

