

Dalton Planning Board

Minutes of 8/2/2023

In Person: Jo Beth Dudley, Steve Ordinetz, Erik Nilsen, Terri Parks, Carl Lindquist, Adam Finkel
Chet Savage, Gardner Kellogg, Atty. Jay Riff, Lisa Nast, Daniel&Robert Recor

Zoom: Robert Blechl, Alice Spaulding

Meeting called to order at 7:04PM.

It was motioned and seconded to approve Erik as a voting member for this meeting. All in favor.

Meeting minutes 7/5/2023 amended to remove “accepted as complete” since that could not be done at a meeting which had not been publicly noticed. Approved with that change.

Proposed 11 Lot Savage Subdivision:

- Reviewed updated drawings with changes requested by Planning Board at the previous meeting.
- Snowmobile trail across the property was discussed. Currently runs on the existing logging road/ROW. Chet has talked with Aaron at the snowmobile club about moving the trail onto/alongside his proposed new road. Discussion about whether prospective buyers of these parcels would know about the snowmobile trail when considering purchase since it is not a deeded activity. What happens if snowmobile trail isn't moved? Means trail access across middle of several parcels.
 - Snowmobile club is good about talking to new property owners when they know about property transfers.
 - Chet will need formal letter to the snowmobile club of proposed subdivision (will be a component of conditional approval)
- State has given permit for subdivision based on test pit results.
- Typo corrections to note #5
- Driveway application is in process, not approved or denied yet. Chet will deliver approved DOT driveway permit when he has it.
- Incomplete response from existing landowners with ROW about whether they would accept Chet's new proposal.
- From Chet: some details that will be in the covenant:
 - Singlewide mobile homes not allowed
 - Doublewide allowed if on foundation.
 - Animals OK.
 - Seasonal camping OK.
 - Lots 5&6 are the only ones with lake access

- Home owners can form an HOA if they wish
- When majority of lots (6) are sold, Chet would no longer be responsible for road maintenance. Up until that point, Chet is responsible.
- Need final version of covenant with details noted by town counsel. Atty Riff requested to send another draft instead and get town counsel feedback before finishing.
- Dredge and Fill application to the State-Chet explained this was related to a previous plan for access from Mirror Lake Rd. Changed plan to create a new road so this application is no longer needed.
- Abutters came forward to review plans.
- Daniel&Robert Recor-live on property to left of road entrance. Have had issues with water runoff, they believe as a result of the logging that was done. Also their well went dry after the time of logging but has since come back.
- Chet and Recor's agreed to meet on site and review the situation
- The engineered drawing shows required swale work in the area of concern by the property line so appears there is intended improvement. No way to know that the proposed site work will cure the issues, though. Chet says nothing can be done to implement any of those changes until subdivision application is approved. Will talk to Shawn @ Headwaters Consulting (did the engineered dwg) and Lancaster DOT
- Question was asked if the number of wells in a subdivision gets any consideration/analysis. Atty Riff said no.
- Atty Riff to email us a digital copy of the covenant.
- At this point subdivision application is deemed not complete.

Martin/Faria lot line adjustment

- Gardner Kellogg presented preliminary view of this proposed lot line adjustment for board review. No concerns were identified after review of the proposal. He will provide abutter list

Meeting was adjourned at 9:20 pm.

Next meeting Weds 9/6/23 7PM