

Monday, April 28, 2025 6:00 PM
Public Hearing
Lot Line Adjustment – Town of Dalton
&
Town Sale of Public Property Lot 403-060-000

Meeting called to order at 6:00 pm by Jo Beth, Select Board Chair and Carl Lindquist, Planning Board Chair. Select Board members Jo Beth Dudley and Thomas Dubreuil were physically present. Planning Board members Carl Linquist, Terri Parks, Jo Beth Dudley (Board Liaison) and Emily Thompson were physically present. Town Admin, Jeanette Charon present and note taking.

Public attendees: Wendy Lynaugh, Carolyn Keats, Anastasia Keats, Nicholas Bean, Arianna Deschesne, Karel Bean, Kyle MacBean, Deirdre O'Neil, Megan Bean, Jeremy O'Neil, Verna O'Neil, Martha Trudeau, and Michael Trudeau.

This hearing was called by the Select Board for the potential sale of ~1/2 acre, owned by the Town of Dalton, located at 756 Dalton Rd., Dalton, per the request of Karel and Pamela Bean, the new owners of the old Grange Building located at 766 Dalton Rd.

The concurrent Planning Board hearing was called for the subdivision of the ~1/2 acre lot, as requested by the Select Board, to facilitate the sale of the ~1/2 parcel to Pamela and Karol Bean.

Jo Beth Dudley explained the adjustment to the lot line, why it was required, and how the Board is working through the process of fulfilling the Bean's request to purchase the ~1/2 acre parcel.

The property at 766 Dalton Rd. will undergo a renovation, adding electrical, well, septic, etc. In order to accommodate the space requirements for the well and septic, additional lot space is needed. For this reason, the Beans have requested the Board's sale of ½ acre of their lot, mentioned above, at the price of \$1.00 in addition to all applicable costs associated with the preparation of the ½ acre lot and sale of same.

Carl Lindquist talked through the planning board piece, explaining the lot line adjustment/subdivision of the town's property. Terri Parks added to the discussion by adding the inclusion of water rights in the new deed, as they existed in the past deed.

The planning board asked if the audience had any comments or questions regarding the adjustment. No comments were made.

The Planning Board agreed they had no issues with the subdivision requested by the town. Terri Parks motioned to approve the subdivision request. Emily Thompson provided a second with approval via roll call vote.

The Planning Board also reported that they recommend the sale of the ~1/2 acre parcel.

As required by State Statute, the Select Board will hold a second public hearing prior to making a decision on the sale of the parcel.

Terri motioned to adjourn the Planning Board hearing at 6:07pm. Emily provided a second with approval via roll call vote.

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Jo Beth motioned to adjourn the Select Board hearing at 6:08pm. Tom provided a second with approval via roll call vote.

Minutes Respectfully submitted by Jeanette Charon.

Minutes Approved On: 5/12/25 (date)

Jo Beth Dudley

Jo Beth Dudley

Thomas Dubreuil

Thomas Dubreuil

Eric Moore

Eric Moore