

## **Planning Board Meeting – July 2, 2025**

In person: Emily Thompson, Terri Parks, Kris Ennis, Carolyn Keats

Via phone: Jo Beth Dudley

Meeting called to order at 7:08 PM

Previous regular meeting minutes reviewed, amended one word, and then approved

Carolyn Keats preliminary subdivision review

- Carolyn Keats proposed to subdivide 3 acres from 34 acres of Lot 402-3 to give to her daughter to build a home.
- Wants to keep all the rest of the property in current use and plans to have a narrow segment of land going behind new lot to ensure contiguous nature of property. Carolyn asked how wide that segment of land would need to be to keep it in current use. This is not regulated by the town, but the state, and in a quick search and review we were unable to find any regulation regarding what the state would find acceptable. Our advice was to seek answer from the State of New Hampshire regarding Current Use.
- In a preliminary review of the information provided regarding the Keats subdivision, the Dalton Planning Board found no obvious issue as far as set backs, road frontage, and minimum acreage for a building lot.
- Ms Keats was advised to bring back completed application with all required material to the August Planning Board meeting. If it is deemed complete and meets regulations, abutters will be notified and a public hearing for the September Planning Board meeting can be scheduled.

Meeting was adjourned at 8:25PM

Next Regular Board Meeting 7PM August 6, 2025