

**TOWN OF DEERING
PLANNING BOARD**

**Approved Minutes
February 14, 2018**

Members present: Dan Goddu, Chairman; Katherine Jenkins, Vice Chairman; Beth Kelly

Public present: Karl Bearor, Susan Bearor, Bob Compton, Tina Minard, Tom Carr; Meridian Land Services

The meeting was opened at 7:05 pm.

Agenda Items #2a & 2b. Review and approve meeting minutes for the November 8, 2017 and January 23, 2018 Workshop meetings.

The minutes for the November 8, 2017 meeting were reviewed. A motion was made to accept the minutes for the November 8, 2017 meeting. Seconded. Minutes approved.

The minutes for the January 23, 2018 Workshop meeting were reviewed. A motion was made to accept the minutes for the January 23, 2018 Workshop meeting. Seconded. Minutes approved.

Agenda Item #2c. Public hearing for a lot line adjustment for Karl & Susan Bearor, 25 Locke Farm Road, Tax Map 240, Lots 1 & 6.

The public hearing was opened at 7:10pm.

Tom Carr from Meridian Land Services was recognized. He stated that Lot 240-1 will go from 5 acres to about 22 acres and 240-6 will be reduced from 44 acres to about 22 acres also. There will be no new lots, the Bearors are downsizing the house, but want to preserve the woodland buffer and the snowmobile trail. The parcel was approved as a lot of record in 2008. Chair Goddu asked if there was a development plan for the new lot. Yes. Building Inspector Mike Borden has visited the lot. It is not in the watershed but is in the Shoreland district for the Piscataquog River. A permit has been submitted to the State of NH.

Chair Goddu asked if the public had any comments. None. Public hearing was closed at 7:19pm.

Planning Board discussion. Beth Kelly made a motion to approve the lot line adjustment for Karl and Susan Bearor, 25 Locke Farm Road, Tax Map 240, Lots 1 & 6. Seconded. Ayes have it. Approved.

Agenda Item #2d. Historic District Ordinance discussion regarding the hotel lot-Bob Compton, Hotel Lot Committee.

Bob Compton was recognized. He spoke about the Historic District Ordinance about the town common land. He wanted to keep the Planning Board in the loop about what is happening with the hotel lot. The "Town Common and Hotel Lot Committee" had its first meeting on May 25, 2016. They read their vision statement. They want to include the church in the plans. The committee also discussed having more parking and a gazebo/bandstand at the site. Possibly a 12' X 18' building with electricity. There is availability for water. Many suggestions for improvements to the lot were made at the meeting.

Chair Goddu made a motion to establish a subcommittee to update and tighten the language of the Historic District Ordinance and review the current authority for making changes. Bob Compton volunteered to be Committee Chairman with Bob Carter as the Planning Board member to the committee. Other people may be added to help Mr. Compton. Seconded. Ayes have it.

Having no more business before the Board, a motion was made and seconded to adjourn the meeting at 8:25pm.

Respectfully submitted,

Linda Winters
Planning Board Clerk