**Town of Grafton Development Review Board Minutes**

Tuesday January 14, 2020, Grafton Town Garage

Board members present: Chris Wallace (Chair), Rachel Plummer, John Plummer and Eric Stevens and Jan Archambault. Staff present: Bill Kearns, interim clerk. Community Members Present: Applicant’s surveyor Aurelius DiBernardo, Applicant Executrix of the Estate of Iva Fisher Ann Record, Rodney Record, GailAnn and Steve Fisher, Jessica and Joseph Westclark

Meeting called to order: 6:00 PM

**Agenda review**

No Changes. Chris requested that minutes approval for the last two meetings be included on the February agenda.

**Public Comment**

None

**Public Hearings:**

Estate of Iva G. Fisher Subdivision Tax Map Parcel 009001

The Hearing was opened at 6:02 PM and Jan Achambault and Eric Stevens came within minutes of the opening of the hearing.

Chris requested members of the Board identify any conflicts of interest or ex parte communications – no board members identified any conflicts or ex parte communications. Chris then reviewed meeting procedures and administered the oath to interested parties. Persons taking the oath included Bill Kearns, Aurelius DiBernardo, Jessica and Joseph Westclark, Rodney Record, and Ann Record.

The Chair read the Notice that was published in the December issue of the Grafton news. The Chair noted that there is a deficiency in the notice requirements for this hearing. The notice was not sent by certified mail, return receipt requested, was not sent to all the abutters, and was not posted at the property. In order to cure the defects in Notice, this hearing will be held today, but continued to February 4th 2020 and Notice shall be properly sent to abutters, certified mail, return receipt requested through the US Postal service, and the hearing reopened on that date to receive evidence proffered at that time, if any. Furthermore, Notice shall be posted on the property in view from the public road for the Feb 4th hearing.

Bill Kearns described the application for a three-lot subdivision of 84+/- acres of Parcel 009001 which incorporates about 164 acres, but only 84+/- acres on the western side of Fisher hill Road and northerly of Route 121 East. Aurelius presented the survey which included those three lots and two separate ROWs, for a total of 5 divisions. Lots 1 and 2 are divided by a brook, the streambed being the described parcel limits between those lots. The brook remains the parcel line as it moves within the streambed, explained DiBernardo. Jessica Westclark asked about the power lines and if they were on the Plat. Aurelius DiBernardo said the power lines are not seen on the plat as they are located in easements, not ROWs. The Rights of Way on the Plat are for Gregory as indicated and for ingress and egress as labeled. The pins are not all in but will be put in when the Plat is approved.

Motion by Eric Stevens to find that this application is for a Minor Subdivision. When the motion was called for a vote, the motion passed unanimously.

The chair held the meeting open till after 6:30 because one of the Notice mistakenly used that as the start time for this Hearing. At 6:31 PM the Chair continued the Hearing to 6:00 PM February 4th, 2020 at the Town Garage.

**Other Business**

Two of the members whose terms are ending in March, expressed a willingness to continue as a member of the Development Review Board: John Plummer and alternate Rodney Record.

**Adjourn**

Motion by Eric Stevens, second John Plummer to adjourn the meeting, and the meeting adjourned at 6:33 PM

Respectfully submitted,

William G. Kearns