

**TOWN OF HAMILTON
PLANNING BOARD MINUTES (draft)
SEPTEMBER 9, 2013
16 Broad Street
7:30 P.M.**

Present: Mary Galvez, Chair, Darrell Griff, Elaine Hughes and Bettyann Miller

Absent: Bill Nolan

Guest: Ed and Tori Carhart, Todd Thomsen

Mary Galvez called the meeting to order at 7:30 P.m.

1. Approval of July 29, 2013 minutes

Mary asked if there were any changes or corrections for the July 29th minutes of the Planning Board. A motion was made by Elaine Hughes and seconded by Darrell Griff to accept the minutes. Motion carried.

2. Carhart subdivision

Tori and Ed Carhart appeared for the final approval of a subdivision of their property. They had been contacted by the local Soil and Water division to purchase approximately 27 acres of their land to be developed into a conservation land trust. Due to the fact this property had previously been subdivided, this was referred to the Town's Zoning Board of Appeals. The Carharts appeared before the ZBA on August 13, 2013 for a request of a variance. The variance was approved by the ZBA and would be referred back to the Planning Board for final approval. With satisfaction from the ZBA, Darrell Griff made a motion to accept their application. The motion was seconded by Bettyann Miller and carried.

3. Todd Thomsen

Todd Thomsen, builder and designer, appeared before the Board for advice and direction. He is looking into purchasing a piece of property within the Town of Hamilton that will require subdivisions. This property has an access road between two houses (that do have road frontage) that leads to a parcel of about 6.5 acres. He would like to subdivide the 6.5 acres into four parcels and build houses on each site. Todd sketched out a sample of the area. One of the concerns that Todd had was the road frontage and if a variance could be granted. The roadway for the four parcels would be that of a cul-de-sac. The parcel he is considering to purchase is considered a flag lot and that brought many questions up regarding the building of homes. Mary felt it might be helpful for Todd to contact Bert Glazier, Highway Superintendent, and review his plans with him. She also suggested he contact Eve Ann Schwartz for advice. No decision was granted by the Planning Board. Todd thanked the Board for their help in identifying areas of concern and regulations before he makes a purchase offer.

4. Adjournment

A motion to adjourn this meeting was made by Elaine Hughes and seconded by Darrell Griff. Motion carried and the meeting was adjourned at 8:10 p.m.

Respectfully submitted,

Carol Dewey
Deputy Town Clerk

