TOWN OF MARLOW
PLANNING BOARD
REGULAR MEETING MINUTES/UNAPPROVED
APRIL 6, 2023

CALL TO ORDER: 7PM
ROLL CALL: Deb Monte, Acting Chair, Bob Allen, Barry Corriveau, Tom Willey (arrived at 7:07) Judi Ryner, Secretary.
ACCEPTANCE OF PREVIOUS MEETING MINUTES: The minutes of March 2, 2022 were accepted as presented.
COMMUNICATIONS/NEW BUSINESS:

Joseph DiBernard of DiBernardo Associate, LLC, representing the John P. Ference Revocable Trust % Eileen Boer, presented a subdivision of land Map 407 LOT 48 consisting of 102.74 acres into two lots, LOT 1 40.13A and LOT 2 62.61A fronting on NH RTE 123 also known as Forest Road. The Land lies in two Districts, R10 which extends from the edge of the pavement on RTE 123 for 440' where the R20 then begins. Both lots front on RTE 123.

Board determined that all dimensions were met for both underlying Districts. It was noted that the eastern property line between the two lots was the line 8' off the Woods Road. Access to each of the properties would be determined by the state. Sight line is a bit challenging in this area. It is hoped to establish three curb cuts off RTE 123 for access. Old Lot numbers would become LOT 5.1 (the original lot north across RTE 123), 5.2, 5.3 if the plan is passed.

Board agreed that the plan met requirements for acceptance for a Public Hearing. The Hearing date will be held within the next regular meeting of the Board on May 4, 2023.

Mr. DiBernardo will send a complete list of abutters and addresses to the Secretary on Monday.

Jennifer Clark did not appear before the Board to discuss local sign regulations.

OLD BUSINESS:

Britton Project on Church Street. Some interior work. No application for building permit for change of use construction nor return of variance application.

Reviewed process for Board sponsored Warrant Articles and how to incorporate them into the existing book or make a new book. More consideration needed.
BUILDING PERMITS: One for a half bath and one inquiry for a tiny house to provide temporary living while main house is built. Tiny house would then become ADU when main house constructed. Applicant will need to come before the Board for ADU approval.
UPDATE ON STATE AND LOCAL LAND USE PROJECTS AND LEGISLATION: Discussion of drifting track proposed near Lempster/Marlow line and possible future noise concerns.
FUTURE MEETINGS: WORK SESSION, THURSDAY, APRIL 13M 7PM: TOPIC DEFINITIONS.

NEXT REGULAR MEETING: THURSDAY, MAY 4, 2023, 7PM
PUBLIC HEARING ON FERENCE PROPERTY: THURSDAY, MAY 4, 2003, 7:15 PM.

ADJOURNMENT: 8:12
Respectfully submitted,
Judi Ryner, Secretary