TOWN OF MARLOW
PLANNING BOARD
UNNAPPROVED MINUTES
REGULAR MEETING/PUBLIC HEARING
THURSDAY, MAY 4, 2023

CALL TO ORDER: 7:10
ROLL CALL: Barry Corriveau, Acting Chair, Bob Allen, Tom Willey, Judi Ryner, Secretary. Deb Monte, absent. Quorum established.
Also present at meeting: Don Ference, Thomas Ference, Joe Dibernardo, Nathan Leczak, Kroka, and Kevin Fay, Marlow Police Chief.
ACCEPTANCE OF PREVIOUS MINUTES: approved as presented.

RECESS FOR PUBLIC HEARING ON FERENCE SUBMISSION OF A TWO LOT SUBDIVISION.

Call To Order: 7:15

Quorum confirmed.

Public Notice read: The Marlow Planning Board will hold a Public Hearing on a proposed two lot subdivision of property owned by the John P. Ference Revocable Trust % Eileen Boer, Map 407 Lot 48 (also showing Tax Map 407 Lot 5). The property lies in both the R-10 and R-20 Districts and is situated on NH RTE 123 also known as Old Forest Road.

The proposal is to divide the 102.74 acre lot into two lots: Lot 1: 40.13 acres and Lot 2 : 62.61 acres.

The Public Hearing will be held during the Planning Board's regular meeting on Thursday, May 4th at the Town Offices. The regular meeting will begin at 7pm and the Hearing will begin at 7:15 pm.

Both meetings are open to the public. When recognized by the Planning board Chair, any member of the public, after identifying himself/herself, may question, address or comment on the proposal.

Judith Ryner Secretary.

It was noted that notices were posted on the Town Website, the Town Office Bulletin Board and the Post Office Bulletin Board. Certified letters were sent to all the abutters listed on the map and to the Surveyor. One parcel of property had changed hands and the new owner was sent a certified letter also.

Joe DiBernardo, the surveyor, presented the proposal, reviewing setbacks, frontages, proposed three curb cuts pending with the state and the abandonment of the ROW. The Ferences, Don and Thomas, both indicated their support for the plan. Nathan Leczak, from Kroka, introduced himself and indicated that Kroka welcomed the new neighbors and that any boundary discrepancies which may have existed in the past were just that, in the past.

No other comments and concerns were noted.

HEARING CLOSED: 7:29

REGULAR MEETING REOPENED: Board noted that they had no additional questions on the plan. Mr. DiBernardo noted that he had to make the change on the plan of the new ownership of the Latosh lot to Erhardt and to remove the ROW. He then would deliver to the next meeting the mylar and three copies of the plan to be signed and dated.

Barry motioned to approve the subdivision as presented with the change of name of abutters from Latosh to Erhardt and to remove the ROW. The board voted unanimously to accept the plan.

NEW BUSINESS: GAIL GULLY: According to message from TA, this was a request for further information regarding a possible lot line adjustment to include a barn on her lot which has been on the adjoining lot as referenced by the tax cards since 2015. Ms. Gully did not attend the meeting. No action taken.

KEVIN FAY, Police Chief: Asked for assistance in exploring any means that might exist in the Town Zoning Ordinances to help with the growing concern of possible homelessness in the Town which may have a relationship to other growing concerns of community disruption such as vandalism.

The Board shared that there are few existing laws on our books or the state's to use as tools for policing this issue on a Land Planning and Use platform and that the best approach legally would be to contact the owners of the properties involved with concerning activities. The Board offered assistance in helping to locate owner names and addresses. Also, the Board expressed willingness to explore related Ordinances from other Towns if Kevin would give us this names of the towns his policing co-workers have cited for having applicable useful ordinances. Then we could look them up and review for applicability to our town and situations.

OLD BUSINESS: Britton Property, Church Street: no request for building permit nor return of Variance Application. Tax Card revisited: no indication that this property was ever other than a single family dwelling. Possible change of use in question. As Building Inspector, Bob agreed to make a visit to property to assess what renovations are occurring as per Section Building Regulations p.34 (Land Use Regulation, Ordinances, & Procedures of the Town of Marlow, NH, updated 2019).

BUILDING PERMIT UPDATE: 8 permits reviewed.

UDATES OF STATE AND LOCAL ACTIONS: none.

NEXT MEETING: WORK SESSION: THURSDAY, MAY 11TH

NEXT REGULAR MEETING: THURSDAY, JUNE 8, 2023

ADJOURNMENT: 9:20

Respectfully Submitted,

Judi Ryner, Secretary