

Sullivan Planning Board Minutes 6 March 2019

Present: Leslie Casey (chair), Milton Trimitsis (secretary), Ann Sweet, Marsha Cook (Select Board representative), Dott Miles, Peter Miles.

Members of the public: Steve Sullivan of 282 Centre St, Rich Sullivan representing the Sullivan Center for Sustainable Agriculture at 270 Centre St.

Meeting convened at 7:00pm.

D. Miles moved to approve the minutes; A. Sweet seconded. All approved the minutes as written.

Steven and Carol Sullivan and Sullivan Center for Sustainable Agriculture Subdivision/Boundary Line Adjustment

A subdivision application and checklist were submitted by Richard Sullivan of the Sullivan Center for Sustainable Agriculture for a boundary line adjustment between that property (270 Centre St., Tax Map 3-112-002, approx. 23.9 acres) and the property of Steven and Carol Sullivan (282 Centre St., Tax Map 3-112-000, 5.04 acres). Steve Sullivan presented the rationale for their proposed boundary line adjustment. He explained that a boundary line adjustment that was approved by the Planning Board on 1 August 2012, conveying part of Steve Sullivan's land to the Sullivan Center for Sustainable Agriculture, was never recorded by the Cheshire County Registry of Deeds. Therefore, this previous boundary line adjustment technically never occurred. The Board concluded that the 2012 approval should be revoked so as to minimize the chance of confusion. The currently proposed boundary line adjustment conveys part of the lot owned by the Sullivan Center for Sustainable Agriculture to Steve and Carol Sullivan, resulting in lot sizes of approximately 12.0 acres and 16.9 acres, respectively. The Sullivan Center for Sustainable Agriculture then intends to sell its remaining 12 acres and buildings on the land to Alex Morin and Molly Mallet. Morin and Mallet will provide a right-of-way through lot 3-112-002 to Steve and Carol Sullivan so that the Sullivans can access their farm stand via the driveway at 270 Centre St.

The board reviewed the application for completeness. It was requested that the draft plat be amended to show the location of the septic system and well on the newly-created 12-acre lot. The board acknowledged that the frontage (50') of the newly-created lot is an existing nonconforming condition; the lot was created in 1980, before the existence of the Sullivan Community Planning Ordinance which now requires 200 feet of frontage and is therefore grandfathered. Members of the planning board will conduct a site walk, though it was acknowledged that snow cover will likely obscure the surveyor's markers.

L. Casey moved to waive the requirements on the subdivision application to show watercourses; location of perc tests; plan for control of sedimentation; septic plans and approvals; driveway permit(s); copy of any state and federal permits; soil data

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and wetlands designations; any deed restrictions; and copy of deeds covering and public easements or rights of way; D. Miles seconded. All approved.

Notices will go out that the planning board plans to (1) revoke the 2012 boundary line adjustment, (2) accept the application, and (if the application is accepted as complete), (3) deliberate on the merits of the application at its next regular public meeting, to take place on 4April 2019 at 7 pm.

Varia

L. Casey discussed changes in membership of the board when it turns over at the beginning of April. Terms expire for P. Miles and A. Sweet. A. Sweet expressed a desire to step down as a full member of the board and become an alternate.

L. Casey move to adjourn; D. Miles seconded. All approved. The meeting ended at 8:44pm.

Minutes submitted by Milton Trimitsis, Secretary.