

Town of Sullivan, NH
Planning Board
Site Walk Meeting Minutes, April 2, 2021
Lots 5-41 & 5-42 South Road, Sullivan

Members present: Leslie Casey (chair and acting secretary), and Chris Pratt

Public present: John Bolles (469 South Road, landowner)

L. Casey, C. Pratt, and J. Bolles conducted a site walk at property corresponding to Tax Map 5 Lots 41 & 42 (81.66 acres total) on April 2, 2021 at 1:00 pm to review the site of a proposed major subdivision and boundary line adjustment. J. Bolles is the applicant and landowner. L. Casey acted in the role of secretary. As only two members of the Planning Board were present, it did not constitute a quorum. No decisions were made, and the site walk was for informational purposes only.

The objectives of the walk were to observe whether permanent boundary markers, natural features, and markers indicating the corners of proposed new lots were as represented on the draft "Bolles Subdivision" plat, dated January 6, 2021.

The site walk began at Lot 5-042 (469 South Road) and proceeded south along South Road to the corner pin of proposed Lot 5-041-001. It was noted that the site of the proposed driveway for "Lot 1" appeared to be steep and possibly mostly solid ledge.

We then turned left and proceeded along the ledge for a considerable distance, and turned left again to follow a stone wall. The "ditch line" was noted, running as a small stream that drains an area of wet woods. The back corner pin and back boundary of Lot 5-041 proved difficult to locate due to gaps in the stone wall and thick woods, so we returned to the open area of Lot 5-042, where we observed additional markers. The proposed boundary of Lot 5-041-003 was seen to run right along the edge of a large barn on Lot 5-042. The setback requirement is 20', however.

We next proceeded north along South Road and observed markers for proposed Lots 5-41-004 & -005. It was noted that the driveway for Lot 5-043-001 runs very close to the boundary with proposed Lot 4, and in fact the owners of Lot 5-043-001 are said to mow a section of Lot 4 along the driveway to clear space that they use for parking.

Additional markers were noted in the clearing for the utility lines. We decided to forego trying to walk to the back boundary as it was a large, wooded section with few landmarks.

The meeting adjourned at approximately 3:30 pm.

Respectfully submitted,



Leslie Casey, Acting Secretary