



Town of Hill Planning Board Minutes

Meeting Date: 9/15/2022

Members Present: Tom Whitman, Christopher Seufert, Mike Munson Frank Razzaboni
Marshall Bennett Absent

Public in Attendance: Richard Pescinski, Laura Dodge esq

Meeting Called to order by vice chairman at 7:02 pm

First business was to accept the minutes of 8/18/2022, Motion made by Tom Whitman and seconded by CJ Seufert. The discussion of inspection of the two gravel pits was tabled for two reasons, Frank Razzaboni had not located the documents needed and Marshall Bennett was absent.

Public meeting was opened at 7:15 pm

Mr. Pescinski and his legal counsel had attended a selectman meeting to gather information on the possibility of obtaining a building permit for his property off Poverty Pond Road. They came before the board to further query the board/ town on what could potentially be done to make the lot buildable for a single-family house. Tom Whitman recused himself due to prior litigation concerning the land in question. Attorney Dodge presented maps and documents related to Map 8 Lot 8 and Map 8 Lot 15. The board members in attendance are inexperienced in the what is needed to construct a private road and whether the building of a road would then satisfy the requirement for 200' of frontage on a class 5 or better road in order to be a buildable lot. Evidence was presented that Pescinski & Dodge believed supported the claim that Map 8 Lot was buildable however the board felt that the evidence was inconclusive and at best supported a house on Map 8 Lot 15. At least in some of the documentation presented it was noted that the evidence predated changes and or adoption of building ordinances. Additional it was discussed that a building permit for Map 8 Lot 8 had been rejected previously by the planning board it was then appealed to the ZBA also rejected/ denied the application and that decision was appealed a second time to the ZBA and also rejected. The board noted that in the vicinity of the lot in question that prior boards had approved nonconforming lots however the current board is not bound by decisions we felt were incorrected or not keeping with current zoning / building ordinances.

The discussion concluded that more information was need and the secretary would inquire whether we could ask the town's legal counsel for help understanding both private roads and the myriad issues presented relevant to Map 8 Lot 8 and whether a buildable lot is possible.

Mt Pescinski and Laura Dodge esq thanked the board for its time and left the meeting.

A motion to close the meeting was made at 8:30 pm by Tom Whitman, seconded by CJ Seufert and unanimously approved by the members present

Respectfully Submitted *Frank Razzaboni*

T Whitman

CJ Seufert

M Bennett

M Munson

F Razzaboni