



Town of Hill Planning Board Minutes

Meeting Date: 11/17/2022

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

Public in Attendance: Denis Dion, Jay Quimby, Peggy Razzaboni

Meeting Called to order by vice chairman at 7:00 pm

First business was to accept the minutes of 9/15/2022, Motion made by Tom Whitman and seconded by CJ Seufert.

Public meeting was opened at 7:05 pm. Brought before the board was a lot line adjustment for R11 lots 12 and 13. It was presented by Colin Brown on behalf of Erik Wight and Frank & Peggy Razzaboni. At this point Frank Razzaboni recused himself. Frank continued to take notes as was unanimously accepted by all the board members. Colin gave a brief overview of what was proposed for the lot line adjustment. CJ asked what was Frank Razzaboni's intent, to which he stated, it was to prevent development close by and to provide more recreational trails. Further Razzaboni stated the new Parcel B Lot 13 would be land locked and not buildable, thus no future development was anticipated. The remaining members of the board reviewed the Checklist from Section 3 of the manual pages 8 & 9. Sections I, J, K & L were waived and the application accepted as complete. Noted is the lot line adjustment was duly advertised, abutter noticed and the application was received from Colin on October 5th, 2022 by the board secretary. CJ made the afore mentioned motion, Marshall seconded it and it was unanimously accepted by the board (Frank recused did not vote).

Jay Quimby raised concerns about differences in the notice he received and letters from Colin. Colin explained and Jay was satisfied with the explanation. Jay Quimby had some further technical questions about boundary markers and what Jay's forester had observed. Colin and the forester work very closely and Colin assured Jay that the forester would easily recognize the blazes that Colin had made.

Denis Dion asked to approach Colin and to have the plat explained to him. Colin answered all Denis' questions and he was satisfied with the answers.

A motion to close the meeting was made at 7:20 pm by Tom Whitman, seconded by CJ Seufert and unanimously approved by the members present.

The public hearing was closed at 7:40 and the CJ made the motion to approve the application, Marshall seconded it and the board voted unanimously to approve the application for the lot line adjustment to lots 12 and 13 (represented in the plat legend as A and B). Frank Razzaboni did not vote as he was recused.

Jay Quimby and Denis Dion exited at approximately 7:32.

Frank Razzaboni rejoined the board and presented the next order of business was concerning the planning boards previous matter concerning a property Map 12 Lot 50. The owners had come before both the selectmen and planning board hoping that lot 50 was buildable. It was determined that it was not because it had no road frontage on a class 5. The owners mistakenly believe/d that it is buildable because it is connected to a class 5 road by a 350' long right of way (ROW). There was never an application put before either board and therefore



no application was denied. However, the non-binding opinion was put forth that it was the unanimous opinion of board that it was/ is not a buildable lot. The issue was discussed with town counsel Michael Courtney immediately after the initial planning board meeting with the property owners and he concurred that Map 12 Lot 50 was not buildable.

The ZBA secretary informed Frank that the property owners of Map 12 Lot 50 came before the ZBA seeking a variance and the ZBA felt a variance was not needed because they felt it was buildable.

Prior to this meeting Frank Razzaboni had a brief consultation with attorney Courtney who reiterated his opinion that the lot in question was not buildable and provided abundant references to back his assertions. Also discussed with counsel the was caveat that should govern all land boards, 'they are not in the business of offering real estate advice'.

The discussion between board members was for informational purposes should this issue come before them again.

A motion was made to adjourn the meeting by CJ and seconded by Marshall and unanimously approved by the board at 8:00 pm.

Respectfully Submitted

Frank Razzaboni