

Appleton Planning Board

November 11, 2024 Meeting minutes

Present: Board members Ed Carroll, Gary Roberts, David Kelley, Greg Dumond, Dan Wyman

- 1) The meeting notes of the October meeting were approved.
- 2) There was further discussion of a hypothetical situation in which a landowner subdivided property in violation of the ordinance by splitting off lots one at a time within the 5 year limitation period. Ed Carroll noted that any landowner can sell a deed without a survey and the deed can be entered into the Registry of Deeds. The current process is that the Registry sends a notice to the tax assessor about a new lot for tax billing. It was felt the assessor would see the improper subdivision and alert the Board. It was also noted that any title search would show the improper subdivision, and that if a building permit was applied for, the Code Enforcement Officer would also see the improper subdivision and not issue a permit, as the lot would not be a legal buildable lot. Another hypothetical was raised; could the Board approve a subdivision after the fact? It was felt that if the failure to apply to the Board was an innocent mistake then potentially the Board could approve, but doubtful if it appeared that the landowner was seemingly trying to hide the subdivision.
- 3) Adjourned.