

## Appleton Planning Board

### May 13, 2024 Meeting minutes

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

- 1) It was noted that Greg Dumond will miss several of the upcoming meetings due to other commitments.
- 2) The minutes of the April meeting were approved.
- 3) Eric Belley, 453 Union Rd, Map 17, Lot 15, appeared to discuss potential subdivision questions. He presented the Board with a Google maps overlaid with lot numbers, a boundary survey by Mark Ingraham dated 4/5/24, a "Description of Land" noted as "Exhibit A" for 435 Union Road, and a septic "Preliminary Site Evaluation" prepared by Marc Swartz (undated).

He described a planned 3 lot subdivision:

>creating an approximately 2 acre lot in the SE corner with road frontage on Union Rd and gifting that to a family member

>creating an approximately 12.6 acre parcel with the existing house on it and putting that on the market

>creating an approximately 50 acre "back lot" with a right of way through the 12.6 acre lot, with the right of way with sufficient frontage on Union Rd

Ed Carroll stated that there was no reason for the Board to oppose a 3 lot subdivision and that no official response by the Board was required. The Board did not either approve or endorse the proposed plan, but had no objection to the proposed course of action. If there was a new owner of the "back lot" who wanted to further subdivide, that owner would need to come before the Board if required.

- 4) Adjourned.