

**Town of Exeter**

**Plan Commission**

Tuesday, May 21, 2013

7:00 – 7:50 PM

PC Chair called the meeting to order.

Members present: H. Justeson, B. Poole, E. Short, M. Gundlach, P. O'Connor and C. Christen.

Board in attendance: T. Fahey and R. Zweifel

Oct. 16, 2012 minutes were approved, **MOTION (Gundlach/Poole)** all in favor.

Citizen Input:

Harry and Stan Turner were present to inquire of the process necessary to create a split/lot on Harry's property.

Harry would need to create a floating deed restriction on 35 acres, survey a 2 acre lot, have Green Cty zoning site the driveway on Hwy CC, and follow setback rules- 72' from center of the hwy.

Clerk Christen will send application papers to Harry for submittal by the first Tuesday of the month for a public hearing to be scheduled. Fees will need to be paid at application time as well.

New Business:

Paul Derendinger was present to seek guidance of allowance of an easement through his father's property to a lot behind his current property and allowance of a private drive in length of 750'. Paul would like to purchase a lot on the back side of the Blue Ridge Subdivision and create a driveway from his property through his father's property to the new lot.

Options discussed with Paul by the board:

the -a variance and documentation to support driveway maintenance amongst all residents of current private drive.

-restricting access from the subdivision to the driveway.

parcels -road maintenance agreement would need to be a legal document of the collective involving the responsible parties for the maintenance, snowplowing etc.

-can be split by road frontage of residents

to -if he would seek acceptance of the drive as town road he would have to bring the drive up road specs as required by the town.

Mark Hanson, owner of Blue Ridge Subdivision was present and stated that he would remove the easement from the subdivision plat that services the 2 lots (one being the lot Derendinger is seeking to purchase)

In closing the Plan Commission would consider the request subject to:

- A. A maintenance agreement for the private driveway of all parties it serves.
- B. Relinquishment of the easement from lot 34.
- C. Consider granting a variance for the access to the lot as a private drive.

M. Gundlach recommended a site visit by the Plan Commission and that Mr. Derendinger should talk to the landowners on the private drive about a maintenance agreement.

P. O'Connor asked that the clerk send a copy of a previous cases' driveway maintenance agreement to Mr. Derendinger.

Next meeting will be set for June 18, 2013.

Adjourn, **MOTION (E. Short/ H. Justeson)**, All approved, meeting adjourned.

Respectfully submitted,

Candee J. Christen, Clerk