

HOPE PLANNING BOARD

MINUTES OF MEETING

MAY 5, 2009

Present: Joel Morse, Dick Brodis, Nita Hunt, Peter Sexton, Bill Pearse Jr.

Others: Jon Duke, CEO

Meeting called to order at 7:00 P.M.

Mickey Mahoney:

Mickey and her husband are in the process of trying to sell a lot that they own on Beverage Road. The issue that has arisen is that the Buyer's Attorney feels that there is a sub-division here that has not been approved by the Planning Board.

The issue is that the Planning Board found on June 10, 2005 that no sub-division existed on the proposed sale of land to Jack Carlsen. However the issue is that this affidavit did not address the issue of the sale of land from Tina Ross to Maloney which is part of the entire original lot.

In the beginning a single lot was owned by Jamie Carle, who sold the lot to Joseph & Jean Lalli in July 1996.

Then the Lalli sold a portion of the lot to Todd & Jessica Snyder on November 2, 2001.

Lalli then sold the remaining piece of the lot to Athena (Tina) Ross on December 31, 2001. Tina Ross also was a part owner of adjacent land.

Then Tina Ross sold a portion of the lot that she purchased from Lalli to Dennis and Michela (Mickey) Maloney on October 29, 2002.

Then Tina Ross sold the remaining part of the parcel that she purchased from Lalli to Jack Carlsen in June 2005.

This then created an illegal sub-division per the Buyer's attorney.

The Board reviewed this and agreed that there was a sub-division created as the original parcel of land was split 3 times in a 5 year period.

The Maloney's were willing to come back to the Board to get an approval of a sub-division for the 3 lots area. The Board agreed that this would be most efficient and

reviewed the requirements for an application for a minor sub-division with the Maloneys.

A motion was made that the Board would only require a test pit report for all three lots, a boundary survey showing the 3 lots and as per the Hope Sub-division Ordinance, and that a name be submitted for the minor sub-division. Motion was 2nded.

Discussion: The Board found that in reviewing the Minor Sub-Division Ordinance that most of the requirements for a minor sub-division was either already met or non applicable.

Vote: Unanimously Approved.

Having no further business, Motion was made to adjourn, 2nded and adjourned at 8:16 P.M.

Next meeting will be June 2, 2009 at 7:00 P.M.