Town of Langdon

Planning Board Public Hearing

Eleanor Dulong Family Trust

January 18, 2024

The Public Hearing for the subdivision of the Eleanor L, Durling Revocable Trust of 2011was held at the Langdon Municipal Building at 122, Rte. 12A in Langdon at 7:00pm January 18, 2024.

In attendance was the Planning Board Chairman, Mark Collins, Chops Polcari, Assistant Vice chair, Steve Coffee, board member, Devin Gallagher, X-Officio and Lucien Beam, board member / secretary.

Visitors: Everett, Estell Adams, abutters,

Joe DiBernardo, Di Bernardo Associates LLC, Representing the Eleanor Dulong Revocable Trust

Mark Collins opened the Public Hearing at 7:00pm requesting a roll call of the board and recognition of the visitors. After a quick description of a prior meeting outlining what information had been provided to constitute a Public Hearing the floor was then handed over to Mr. Di Bernardo for a presentation of the subdivision.

Mr. DiBernardo indicated that the proposal is for a simple subdivision consisting of 2 lots. Lot 1 being 5.01 acres and identified as lot #3409.1 acres and Lot #3409.2 consisting of 33.24 acres. Mr. DiBernardo indicated that perc tests were not required as each of the lots are greater than the required acreage per state regulation.

It was noted that the current Langdon Cemetery that abuts the property has no defined property line to rear property that the cemetery abuts to the Dulong Property. It was agreed that a boundry line agreement will be drawn up between the two parties establishing the rear boundary. The Town of Langdon consulted their legal to ensure that this agreement is allowable.

It was also noted that driveway access has been approved by the Langdon Road Agent and the State of New Hampshire D.O.T. for both lots.

A motion to close the Public Hearing was proposed by Mark Collins the Chairman and seconded by Devin Gallagher.

Motion Passed 5 Yes 0 No