



**Hillsdale Planning Board Minutes  
March 11, 2013**

**Present:** Hank Henward, Chairman; Ellen Levy; Patti Rohrlich; Mark Barbato;  
Vivian deGeorges, Secretary

**Excused:** Richard Freiman; Deborah Bowen; Bud Gardner

**Also present:** Jeff Paige, resident and Green Solutions member

Meeting called to order at 7:30PM by Chairman Henward.

**Sam Dawson Tax ID 115.00-01-13 wants to divide 18 acres out of the total 52 acres to merge with the neighboring parcel which is owned by William and Debra Paster – 106.00-01-01 Dan Russell, surveyor; Mr. & Mrs. Dawson**

Mr. Russell brought the aerial photo and showed it to the Board. He explained that on the north side of the Dawson's property, their neighbor, Mr. Paster, said he'd like to merge 18 acres to their existing lot, which is farm land. The desired parcel is on the South side of the road from Mr. Paster's parcel. He's purchasing it because he'd like to protect his view shed. The acquired land will be kept in hay. Ms. Rohrlich asked if there'd be a "no further development" clause on the survey map that will be signed and stamped and Mr. Russell said that there would.

Mr. Henward said that a letter would be needed at the next meeting, from both owners, stating that they agreed to the lot line adjustment and that the restriction on building should be on the map to be recorded. He further told the Dawsons that a sales agreement between them and the Pasters would need to be signed and recorded. A fee of \$145 will be paid by the purchaser for this lot line adjustment.

Mr. Henward made a motion to adjourn the meeting and it was seconded by Ms. Rohrlich. The meeting was adjourned at 7:45PM.

***The next meeting of the Planning Board will be Monday, April 8.***