

Minutes

Planning Board Meeting

June 3, 2010

Members of the Planning Board in attendance were Charles Moreno, Chairman, James Graham, Don Rhodes, Lynn Sweet, and Mark Whitcher.

The Chairman called the public meeting to order at 7:30 PM and announced the members present. The closing date for applications to appear on the agenda for the July 2010 regular meeting will be 5 p.m., Tuesday, June 15, 2010. Following a brief discussion, Board members agreed to hold the regular July meeting on July 1st as originally scheduled rather than postpone due to the Independence Day holiday weekend. The Chairman reminded the audience that the Board has a policy setting time limits for meetings and that the Board will not consider any new business after 10:30 PM. Board members briefly reviewed the minutes from last month. Lynn Sweet then made a motion, seconded by Mark Whitcher, to accept the minutes as presented. There was no further discussion and the minutes were accepted by unanimous vote of the members present.

The first order of continuing business was the application of HERBERT SCRIBNER for Modification of an Approved 2-lot Subdivision approved at the May 2, 2008 meeting for land located on Parker Mountain Road and NH Route 126 (Tax Map 11, Lots 89 and 89-3). Randy Orvis of Géomètres Blue Hills presented revised plans showing items requested by the Board at the last meeting and submitted a revised and more detailed letter requesting waivers to the Street Construction Standards section of the Subdivision Regulations. Herbert Scribner was present. Board members reviewed the revised plans and quickly agreed that the main issue is the waiver request. It was agreed that the Town is unlikely to take over such a small road, but the new road (Mackenzie Lane) will be used for frontage so must meet road specifications rather than simple driveway requirements. Discussion returned to the plan set. There was some discussion of how to revise the top sheet to make it more readable. It was agreed that the septic setback line should be turned off for the top sheet, the wetlands symbols should be added to the middle of the wetlands area, and the stone wall boundary line should be darkened to make it stand out more clearly. Mr. Orvis advised that he had not rechecked the lot for ledge as suggested at the last meeting, but noted that there was no ledge indicated in the Berry Surveying plan and Mr. Scribner advised that there was no ledge in the area. Jim Graham then made a motion, seconded by Lynn Sweet, to accept the plans as complete for consideration. There was no further discussion and the vote was unanimous in the affirmative.

Board members then turned to the waiver request. The NH DOT permit for the original access for the lots was reviewed. It was agreed that the applicant will probably need a new permit or a permit amendment because there is a new subdivision plan. Lynn Sweet asked for a clarification on the access location. The new private road entrance will be in the same location as the approved driveway shown on the original plan, but will now be part of a different lot. The applicant is asking for a waiver to all town road specifications to be allowed to build the access to driveway specifications. Lynn Sweet noted that she feels that pavement would be an issue, and noted that this is the type of field land that the Board is hoping to preserve. Jim Graham agreed, but noted that the field is being converted to housing, and said that he was very concerned about the precedent that would be set by granting this waiver. Don Rhodes agreed, and noted that there is a lot of room between full town road standards and the driveway standards that they are requesting. He noted that the Board typically requests engineering, and noted previous discussions of drainage issues for this same lot. Lynn Sweet noted that the minutes from the review of the original subdivision refer to a State of NH flowage easement along these lots. Don Rhodes advised that information about the easement needs to be noted on the new plan and emphasized. He said that engineering design information needs to be provided to be sure that separation is adequate, etc.. Jim Graham agreed that the Board has waived the requirement for paving on previous occasions. A general discussion of the situation followed, with Board members agreeing that a full 22 foot road width would not be required for access to two homes. Concern for the intersection with the NH Route 126 was noted, and it was suggested that NH DOT should be consulted on this issue, including whether an apron would be needed.

Board members finally agreed upon the following: No pavement would be required, but the applicant needs to show that the road will fit. It was agreed that a 16 foot width would be acceptable, with a standard depth of gravel base, except that it would be acceptable to only have 4 inches of crushed gravel. It was agreed that crushed gravel could be used instead of bank run gravel if it meets DOT specifications. The following items will be required for the plans: profile, typical cross-section, and grading plan. The private road should be engineered to the second driveway, including 30 feet of the

hammerhead. The State of NH easement information should be shown on the plan. And a note should be added to the plan stating that the road cannot be brought to the Town for acceptance unless it is brought up to full Street Construction Standards. Mr. Orvis then advised the Board that the applicant is also requesting a waiver to the requirements for a platform at the NH 126 intersection. He said that they want to shorten the platform rather than having to meet the stricter Town requirements. Mr. Rhodes advised that they must meet NH DOT platform requirements. He suggested that the Board should see the final engineering before taking final action on the waivers. Board members advised that the applicants will also need to provide an updated approval letter from NH DOT. There being no further comments, discussion of the application was continued to the next regular meeting.

The final order of business was for the Board to call on Mark and Corinne DiVirgillio, who had requested an opportunity to meet with the Board informally regarding proposed excavation activities at their property on Parker Mountain Road. The DiVirgillios advised the Board that they hope to work to reclaim a field area on the back side of their property. In order to do this, they will need to excavate and regrade the area. Board members agreed that the project seems non-commercial in nature and therefore not fall under RSA 155-E. However, Don Rhodes noted the requirements for state and federal permits when areas are disturbed, noting that the threshold for EPA permits is one acre and the threshold for State of NH Alteration of Terrain permits is 100,000 square feet. Mr. Rhodes suggested that the Board take a look at the site to assist the landowners, to look for possible siltation issues, areas where there might be wetlands impacts, etc. Board members agreed and an on-site review was scheduled for 7PM on Thursday, June 10th, prior to the work session.

Board members then reviewed recent correspondence. There being no further business before the Board, it was moved, seconded and voted to adjourn at 9:45 pm.

Minutes

Planning Board Work Session

June 10, 2010

Members present: Don Rhodes, James Graham, Lynn Sweet, Kate Sawal, Alternate member, and Paul Eaton, SRPC representative. Dan Phelan was also present.

Cynthia Copeland of SRPC was present.

It was noted that two Board members had visited the DiVirgillio property. It was agreed that the project seems non-commercial. Concern with state permitting if the project expands were noted, although the DiVirgillios are working gradually and only when they have spare time. The DiVirgillios will continue to work with the Board as they move forward.

Cynthia Copeland of SRPC attended to work with the Board regarding long-term planning issues regarding agricultural soils. She advised the Board that one key issue was whether approaching preservation of soils through the Conservation Development ordinance would actually protect working farms. Area communities where working farms have been preserved were discussed, and the range of issues involved in preserving and supporting local agriculture were also discussed. Board members reaffirmed their desire to begin by creating an overlay district based on the soils identified as prime agricultural soils, soils of statewide importance, and soils of local importance. This accounts for about 15% of the town's total land area.

Board members again agreed that the Board needs to consider what the threshold should be for inclusion in the agricultural soils district. The idea of mandating conservation development for agricultural soils was also discussed. Board members agreed that improvements to the existing Conservation Development ordinance would be helpful in order to make the ordinance more attractive. Incentives for supporting agriculture were also discussed. Board members agreed to research agricultural protection measures in nearby communities. The idea of forming an agricultural commission was also noted.

Board members then reviewed recent correspondence. There being no further business before the Board, it was moved, seconded and voted to adjourn at 10:00 pm.