

## Minutes

### Planning Board Meeting

March 3, 2016

Members of the Planning Board in attendance were Charles Moreno, Chairman, Don Clifford, Terry Hyland, Lynn Sweet and Donald Coker, Alternate member. The Chairman opened the meeting at 7:40 p.m. and introduced the members present. The closing date for applications to appear on the agenda for the April 2016 regular meeting is 5 p.m., Tuesday, March 15, 2016. The Chairman advised 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.

The only formal business before the Board were two requests for voluntary merger. The first was the Request of Philip and Carolyn Auger for Voluntary Merger in accordance with NH RSA 674: 39-a of their two lots located off Brown's Pasture Road and Tasker Hill Road, Tax Map 3, Lots 6 and 1. The Augers recently purchased Lot 1 from the Town on the condition that they would merge the lot with their adjacent Lot 6. Lot 1 has no frontage and is located along the town boundary with Northwood. Board members agreed that the proposal would bring the lot more into conformance and would not violate zoning. Lynn Sweet then made a motion to accept and approve the Augers' request for voluntary merger of Lots 6 and 1 on Tax Map 3. Don Clifford seconded the motion; there was no further discussion, and the vote was unanimous in the affirmative.

The second request was from Bruce and Laura Patrick for Voluntary Merger in accordance with NH RSA 674: 39-a of their two lots off First Crown Point Road and the Barnstead town line in the 5 corners area (Tax Map 17, Lots 4 and 5). Lot 5 has no road frontage and is located along the Farmington town line. The Patricks own Lot 4 and recently acquired Lot 5 from the Town under condition that they would merge the two parcels. Board members again agreed that the proposal would bring the lot more into conformance and would not violate zoning. Don Clifford then made a motion to accept and approve the Patricks' request for voluntary merger of Lots 4 and 5 on Tax Map 17. Terry Hyland seconded the motion; there was no further discussion, and the vote was unanimous in the affirmative.

Scott Whitehouse, Fire Chief, then opened discussion with the Board, noting that he plans to attend Board meetings more regularly because he is more available on Thursday evenings. Noting the current commercial development case, Terry Hyland agreed that it would be beneficial to have more coordination, and noted that the Board is trying to put together a process to identify trigger points that would send proposals to the Board more quickly. There was also some discussion of new house construction specifications and the possible adoption of fire codes that would require sprinklers in new homes. It was agreed that sprinklers are more effective than cisterns and that cisterns are now less frequently recommended. It was suggested that it might be helpful to have fire ponds and water sources mapped. Mr. Moreno advised the Mr. Whitehouse to contact the Strafford Regional Planning Commission, who would be able to help with aerial photographs and mapping.

Board members then turned to the Conservation Restriction deed for the Payne Conservation Subdivision. At the February meeting, the Board met with Brian Payne and David Witcher regarding some final proposals for the wording of the document. The town attorney has submitted a final draft incorporating those items approved by the Board. Board members reviewed the draft and agreed with the wording as submitted. A final draft will be printed incorporating these final changes.

Board members then turned to the minutes. Donald Coker made a motion to accept and approve the minutes for the February 2016 meeting. Lynn Sweet seconded the motion, there was no further discussion, and the vote was unanimous in the affirmative. There being no other business before the Board, a motion to adjourn the meeting was made and seconded. The vote was unanimous in the affirmative and the meeting adjourned at 9:30 PM.