

Minutes

Planning Board Meeting

October 4, 2012

Members of the Planning Board in attendance were Charles Moreno, Chairman, Paul Eaton, Mark Whitcher, and Donald Coker, Alternate member. 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 November 2012 regular meeting is 5 p.m., Tuesday, October 16, 2012. 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 asked if there was any news regarding further development of the Austin Cate/NH National Guard Training Center, noting that activity seems to have increased. It was suggested that the Board work with the Selectmen and perhaps invite a spokesman for the National Guard to attend a meeting and explain their future plans for the site. Mark Whitcher suggested that the meeting time be changed to 7:00 PM. It was agreed that the question should be postponed to a meeting where all regular members were present.

The first item of continuing business was the application of JANET CHASSE PREVATT AND TERRY PREVATT for 3-lot, revised to 2-lot, subdivision of their property located at 79 Ridge Farm Road (Tax Map 15, Lot 22). There was nobody present for this item. Daniel O'Lone of Berry Surveying and Engineering has contacted the Board and requested a further continuation of this item.

The second item of continuing business was the application of KENNETH and MARY COOK for the 2-lot Conservation Subdivision of their property located at 700 Second Crown Point Road (Tax Map 19, Lot 27). This application was conditionally approved at the September meeting, and the applicants are working to draft deed language for the conservation area. The draft language will be presented to the Board and forwarded to the Town's attorney once completed.

The first item of new business was the application of the WEN W REDMOND REVOCABLE TRUST, Patrick Redmond Trustee, for 3-lot subdivision of their property located at 441 First Crown Point Road (Tax Map 19, Lot 48). The two new lots are to be divided off the Second Crown Point Road end of the 54.13 acre property. Mr. Orvis advised that this is an estate-planning subdivision, and that there are no plans to build. Charles Moreno noted for the record that he has done forestry work for the owners, but stated that the current application is so straight-forward that he feels that there is no reason to recuse himself from the discussion. There were no objections raised by Board members. Topographic and wetlands details are shown for all three lots to confirm adequate buildable area, and waivers are requested for showing full topography and wetlands. The two new lots would each be 12.06 acres in area. The proposed building sites are set back from Second Crown Point Road due to soils shallow to ledge closer to the road. No wetlands areas have been identified in the building areas, and no DES permits would be needed to access the building sites. The Road Agent has looked at the area and has no concerns about driveway locations given the good visibility. Mark Whitcher asked about the long driveways and if turn-outs would be required. It was agreed that a note should be added to the plan indicating that turn-outs would be needed if the driveways are longer than 400 feet. Mr. Orvis noted that although there is a vertical curve along the frontage, there is 400 to 500 feet of visibility and the Greg Messenger, the Road Agent, had indicated that driveways would be acceptable at any point along the frontage. WSPCC subdivision approval is not required because all lots exceed 5 acres.

Board members then reviewed the plans with the checklist. The following items are missing and/or need clarifications: add Charlton to the soil legend; correct typographical error on the test pit information. Board members expressed some concern that future owners might not realize that there may be wetlands or other issues in the area of the lot outside the detailed survey. After extensive discussion, it was suggested that a note be added to the plan stating that topographical and wetlands studies must be provided if a prospective owner wants to build outside the detail area. It was agreed that the note should be added to Sheet 2, the topographic sheet. It was also agreed that a note should be added to state that wetlands delineations were done in the area of detail, and that no wetlands were found. It was agreed to discuss the request for waivers after plan acceptance. Mark Whitcher then made a motion, seconded by Donald Coker, to accept the plans as complete for consideration, conditional upon the completion of the items noted above. There were no further comments and the vote was unanimous in the affirmative. The Chairman then opened the public hearing. There were no comments and the hearing was closed.

Discussion then turned to the waiver requests. It was agreed that the note suggested above would address some of these issues. It was agreed that the note should state that wetlands must be delineated if the owners intend to build

behind/beyond the area of detail—if the proposed future house site is located outside the shown detail area, wetlands must be delineated by a certified wetlands scientist. Mr. Orvis has submitted waiver requests for three items: full topography outside the detail area; natural features and wetlands outside the detail area; underground utilities. It was agreed that waiving full topography for large lots was an established precedent, and that the questions raised by the request for natural resources mapping are addressed by the note. Discussion then turned to the underground utilities question. Mr. Orvis is proposing to bring power in on poles from the street because of the shallow to ledge soils, but to put the utilities underground from the last pole to the house. He noted that many fire departments require this for safety in the case of fire. Paul Eaton said that from his perspective, the underground utilities regulation was meant to apply to new subdivision roads rather than existing road frontage. However, Board members agreed that the regulation does not distinguish between new and existing roads, and it was agreed that Mr. Orvis's proposal would make sense for the fire department. Board members all agreed that they would need to think about this question for future subdivisions, and agreed that the idea of putting the utilities underground from the last pole to the house makes sense in this case. Paul Eaton suggested that the Board contact the Fire Chief to see if the Fire Department would like to see this for other subdivisions from now forward. Rebecca Doty and John Page, abutters, arrived and the Chairman re-opened the public hearing and explained the review process and the waiver requests. There were no additional comments and the hearing was closed. Board members then returned to the waivers. Mark Whitcher then made a motion to approve waiver request number one—topography outside the detail area. Paul Eaton seconded the motion, there was no further discussion, and the vote was unanimous in the affirmative. Donald Coker then made a motion to approve waiver number two—natural resources and wetlands delineations outside the detail area, noting the required note concerning wetlands delineation. Mark Whitcher seconded the motion, there was no further discussion, and the vote was unanimous in the affirmative. Mark Whitcher then made a motion to approve waiver number three—underground utilities, noting that the Board is in agreement with the proposal to put the utilities underground from the last pole. Donald Coker seconded the motion, there was no further discussion, and the vote was unanimous in the affirmative. It was agreed that a note should be added to the plan stating that the utilities will be underground from the last pole. Noting that all issues had been addressed and that the plans are substantially complete, Mark Whitcher then made a motion to accept and approve the plans for 3-lot subdivision, conditional upon the addition of the four notes (driveway turn-outs; wetlands delineations completed in the detail area and no wetlands found; wetlands must be delineated if building outside the detail area; underground utilities from the last pole) described above and correction of the two missing items/errors on the plan. Paul Eaton seconded the motion, there was no further discussion, and the vote was unanimous in the affirmative. Mr. Orvis was directed to bring final copies to the office for signatures.

There being no further business before the Board, a motion to adjourn was made and seconded. There was no further discussion and the vote was unanimous in the affirmative. The meeting adjourned at 9: 20 PM.