

Minutes

Planning Board Meeting

January 5, 2012

Members of the Planning Board in attendance were Charles Moreno, Chairman, Jim Graham, Terry Hyland, Lynn Sweet, Mark Witcher, 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 February 2012 regular meeting is 5 p.m., Tuesday, January 17, 2012. The Chairman advised the audience that the agenda for the evening is long and 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. It was agreed to postpone consideration of the minutes until after the formal business.

There were a number of items of continuing business for this evening's meeting. The Chairman advised the audience that Berry Surveying and Engineering has submitted a letter requesting the continuation of the following applications to the February 2012 meeting: 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), and the application of MARK and JUDITH WHITCHER for boundary adjustment of their property located on Wild Goose Pond Road and Province Road (Tax Map 1, Lot 6-6 and Lot 14) and for 8-lot subdivision of their property located on Province Road (Tax Map 1, Lot 14).

The first item of continuing business for discussion this evening was the application of WALTER M. and CORNELIA UNGER for the two-lot subdivision of their property located at 10 Pumphouse Road and Bow Lake Estates Road (Tax Map 23, Lot 63-7). Steve Ferguson of Norway Plains Survey Associates presented revised plans and a letter from Barry Keith wetlands scientist, regarding the reconnaissance survey of the wetlands that he conducted. The revised plans include a new Sheet 3 showing the road cross section. Board members compared the proposed cross-section with the specifications and then reviewed the waiver request letter submitted last month. Mr. Moreno noted concerns that the road be properly crowned and also noted that the gravel surface will be somewhat permeable. A general discussion of the issue followed. The Mosses noted that the area takes a long time to percolate following storms and noted areas of standing water following rains. Lynn Sweet reminded Mr. Ferguson that the road would either need to be built or bonded and noted that construction inspection fees would also be assessed. The Chairman then turned to the items before the Board for action. He began with the waivers. Jim Graham said that he was comfortable with the waivers, noting the road will only serve one house. Mr. Moreno again noted that the crowning of the road had been addressed, and asked about drainage structures. Mr. Ferguson noted that the plan shows drainage ditches, and that there are no existing drainage structures on Kooouakee Island. Mr. Moreno reread the waiver letter requesting a reduction to a 20 foot width and gravel surface, to be built according to the plans presented. Mark Witcher asked if the abutters had any further concerns, and there was continued discussion of the area near the corner that often holds stormwater. Christine Moss noted that the roads on Bow Lake Estates are due to transfer to the homeowners association and the association is concerned that the new road not add to the problem. After some general discussion of stormwater issues on Kooouakee Island, Jim Graham then made a motion, seconded by Mark Witcher, to approve the granting of a waiver to the requirement for pavement. There was no further discussion and the vote was unanimous in the affirmative. Jim Graham then made a motion, seconded by Mark Witcher, to approve a waiver to allow a minor reduction in width on Cody's Way from 22 to 20 feet and 2 foot shoulders. There was no further discussion and the vote was unanimous in the affirmative.

The Board then turned to the application and reviewed the checklist. Jim Graham noted that there had been a question about the 75 foot minimum width question. Board members agreed that the area by the hammerhead dated back to the original subdivision and was not an issue here. Ms. Sweet again noted that the applicant should meet with the Selectmen regarding the question of bonding and construction inspection costs. It was noted that the plans cannot be signed unless the road has been built or a bond posted. Mark Witcher then made a motion to approve the application with the condition that the applicants work with the Selectmen on the road and required financial guarantees. Jim Graham seconded the motion, there was no further discussion and the vote was unanimous in the affirmative. The applicant's next step is to meet with the Selectmen.

The next item of continuing business was the application of GARY F. and SYLVIA YEATON for 3-lot subdivision of their property located on First Crown Point Road (Tax Map 18, Lot 24-2). Chris Berry of Berry Surveying and Engineering

submitted revised plans and a letter from the Road Agent addressing the driveway and culvert issues identified at the November meeting. Mr. Berry noted that the cemetery is now deduced from the lot area and they have backed up the lot line for the surrounding lot to make sure the lot meets minimum requirements. He noted that Greg Messenger, the Road Agent, has asked for an easement to maintain the culvert at the northwesterly corner of the lot, and also asks that driveway permit applications be submitted for re-review at the time of development to insure that driveways will be located where shown on the plan or to allow redesign. Jim Graham noted that it is still difficult to understand the plan due to the large number of stone walls, and asked if shading or some other line type could be used on Sheet 1 to show the boundary areas. Mr. Moreno noted that one of the concerns voiced at the original meeting was the water coming down the slope and the culvert concentrating the flow and sending it toward the neighbors well. Chris Berry noted that the well is a drilled well and should not be impacted by surface water. In addition, he noted that there is a natural swale just below the property line, so water would not likely go toward the well area. However, he has put the erosion control BMP's on the plan so that stormwater discharging from the culvert will dissipate. Charlie Moreno suggested a rip-rap apron as well as the standard BMPs. There was some general discussion of the layout and whether Lot 2B should be extended back to the stone walls. Mr. Berry noted that increasing the size of the lot could hamper future development. Jim Graham noted that he was still concerned about poorly drained soils and buildable area on the lot. Mr. Berry suggested that the poorly drained soils could be filled if needed without a wetlands permit. The Chairman then opened the public hearing on the application. There were no comments and the public hearing was closed.

Jim Graham again noted that this is a tricky lot between the cemetery and the poorly drained soils and noted that the lot will be very tight. After discussion, Mr. Berry agreed to adjust the acreage calculation for the lot to deduct the poorly drained soils. Mr. Moreno again noted that it would be preferable to have more permanent solutions to the drainage question around the culvert, and asked Mr. Berry to add more permanent solutions such as a level spreader. The Board also requested that the rip-rap apron and a reference to the BMP manual be added to the plan. Finally, a typographical error was noted on the word 'sight distance' and on the label for Lot 2C. Board members noted that the notes requested by the Road Agent are already on the plans. There were no further comments. Jim Graham then made a motion, seconded by Mark Witcher, to approve the plans for 3-lot subdivision conditional upon the following items: delineate the property lines more clearly and correct the labels for Lot 2B/2C; subtract the poorly drained soils from the uplands calculations; amend the erosion control plans for the culvert to include rip-rap, level spreaders, and a vegetated buffer; and fix the 'sight' typo.. There was no further discussion WSPCC septic subdivision approval is also needed. The Chairman called the vote and the vote was unanimous in the affirmative. The corrected plans should be brought to the office for signatures and recording.

The next item of continuing business was the application of GEORGE and BONNIE BROWN for 2-lot subdivision of their property located on Parker Mountain Road (Tax Map 10, Lot 10-2). Randy Orvis presented the plans; Lynn Sweet recused herself from the Board for this item. George and Bonnie Brown were present with Ed Cournoyer. Mr. Orvis presented revised plans. The new plans show a reconfiguration of the larger lot, which now is wider and opens out to 200 feet at the back boundary of Lot 10-2. Mr. Orvis also added the soils overlay and topography on 2.3 acres of uplands on Lot 10-2 and 1.38 acres in front of the seasonal runoff on Lot 10-3 and 1.72 acres behind the runoff. Both lots exceed 5 acres and WSPCC subdivision approval is not required. Board members asked about the elevation of the lot. Mr. Orvis said that he had translated the topography to USGS and that the highest corner of the lot was about 730 feet in elevation but that he believes that the elevation may touch or slightly exceed 800 feet near the old mica mine. Board members advised that the minimum lot size above 800 feet is 5 acres, which would be met.

Board members reviewed the revised plans. The old section of Parker Mountain Road should be labeled as Class VI and the current use assessment note is still missing. Mr. Coker asked about the seasonal runoff area/intermittent stream. Mr. Orvis noted that it is jurisdictional for NH DES, and a permit by notification would be required to improve the existing crossing. Noting that the plans seem substantially complete, Jim Graham then made a motion, seconded by Mark Witcher, to accept the plans as complete for consideration. There was no further discussion and the vote was unanimous in the affirmative. The Chairman then suggested that the Board address the waivers for this application as requested in the letter submitted by Mr. Orvis. Jim Graham then made a motion, seconded by Mark Witcher, to approve the waivers for this application, based on the precedent set by the Board on a number of previous occasions, for plan requirements regarding that part of the lot exceeding minimum lot size because the lots are both large lots and it would be impractical to require a full survey on the entire area. There was no further discussion and the vote was unanimous in the affirmative. Jim Graham then made an additional motion, seconded by Mark Witcher, to grant a waiver to the plan requirements allowing the plans to show full detail on 2+ acres of each lot in lieu of full detail for the five acres as required for lots above 800 feet in elevation. Noting that one of the lots is already developed and the other exceeds 150 acres in area, Board members voted unanimously in the affirmative to grant the second waiver. The Chairman then opened the public hearing on the application. There were no

comments. The Chairman then asked for a motion. Jim Graham then made a motion to approve the plans for 2-lot subdivision conditional upon adding the following items to the plans: current use note, well and septic locations for the developed lot. Mark Whitcher seconded the motion, there was no additional discussion, and the vote was unanimous in the affirmative. The applicants were advised to bring the plans to the office for signatures and recording.

The only item of new business was the request of FRED and LEA-JEAN TRETHERWEY for Voluntary Merger in accordance with NH RSA 674: 39a for their two properties located at 140 Brown's Pasture Road (Tax Map 33, Lots 49 and 50). Board members reviewed the request and noted that the merger would bring the lots more into conformity with current zoning. Jim Graham then made a motion, seconded by Terry Hyland, to approve the request for merger because the merged lot will be less non-conforming to current ordinances. There was no further discussion and the vote was unanimous in the affirmative.

Board members then reviewed the minutes of the December 2011 meeting. Jim Graham then made a motion, seconded by Mark Whitcher, to approve the minutes as presented. There being no further business before the Board, it was moved, seconded and voted to adjourn at 9:50 pm.