

## Minutes

### Planning Board Meeting

February 7, 2013

Members of the Planning Board in attendance were Paul Eaton, Acting Chairman, Terry Hyland, Lynn Sweet, and Donald Coker, Alternate member. Charles Moreno arrived at 8:15 PM. The Acting Chairman called the public meeting to order at 7:40 PM and announced the members present. The closing date for applications to appear on the agenda for the March 7, 2013 regular meeting is 5 p.m., Tuesday, February 19, 2013. The Acting 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. The Acting Chairman then turned to the January minutes. A motion was made and seconded to approve the minutes of the January regular meeting as presented. The vote was unanimous in the affirmative.

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. Chris Berry of Berry Surveying and Engineering has contacted the Board and requested a further continuation of this item, noting that they understand that they will need to re-notify abutters when they return before the Board.

The first item of new business was the application of ROBERT and STEFANI BURNHAM for the 2-lot subdivision of their land located at 1047 Second Crown Point Road (Tax Map 18, Lot 21). Daniel O'Lone of Berry Surveying and Engineering presented the plans; there were no abutters present. Terry Hyland excused himself from the Board for this matter, noting that he is an abutter. Mr. O'Lone advised the Board that the Burnhams hope to divide their approximately 30 acre parcel into two lots with frontage on Second Crown Point Road; Lot 21-1 would be 5.01 acres in area and Lot 21 would retain 24.84 acres. Lot 21-1 has some poorly drained soils in front with a buildable area toward the rear. They have received a wetlands permit for a driveway crossing the wetlands areas; the driveway design, including turn-outs, is shown on Sheet 2. Lot 21-1 has 1.62 acres of contiguous uplands and meets zoning requirements. Lot 21 is already developed; the front area was intensely surveyed showing 4.02 acres of contiguous uplands. Both lots are greater than 5 acres and no WSPCC subdivision approval is needed. Mr. O'Lone submitted a letter from Berry Surveying asking for waivers to the requirements for a full survey of the larger lot.

Board members then reviewed the plans with the checklist. There were no items missing other than the seals of the wetlands scientist and surveyor. Lynn Sweet then made a motion, seconded by Donald Coker, to accept the plans as complete for consideration. There was no further discussion, and the vote was unanimous in the affirmative. The Acting Chairman then opened the public hearing. There were no comments. The Acting Chairman then closed the public hearing. It was agreed that the Board should address the waiver requests before moving to consider approval of the plan. Noting that the front of the larger lot had been surveyed and that the plans showed adequate buildable area, Lynn Sweet then made a motion, seconded by Paul Eaton, to grant the waivers. There was no further discussion and the vote was unanimous in the affirmative. It was noted that the Conservation Commission had conducted a site review for the wetlands permit application and had no objections to the proposed development. There was no further discussion. Lynn Sweet made a motion, seconded by Donald Coker, to approve the plans for 2-lot subdivision as presented, with the proper seals. There was no discussion on the motion, and the vote was unanimous in the affirmative. Mr. O'Lone was directed to bring the plans to the office for signatures once completed.

The next order of business was for the Board to call on Brian Lenzi regarding the possible development of land owned by Shawn and Scott Barry on the northeasterly side of Parker Mountain Road (NH Route 126) for gravel excavation. Scott Barry and Steve Leighton were also present. The proposed area of excavation is compact, and they do not intend to excavate down to the water table. . Mr. Lenzi noted that they hope to use the existing subdivision survey of the Barry land as a base plan, rather than re-surveying lot lines. The closest they will come to seasonal wetlands is approximately 65 feet, they believe. Mr. Lenzi suggested that the excavation would take some time to complete, and noted that they would be required to report to the state every 5 years. The most efficient way to access the site is through John Dupere's property, and they have received a commercial driveway permit from NH DOT for this access. They will need to build about 150 feet of driveway to access the area.. Mr. Lenzi said that an

agreement with Mr. Dupere is in the works.

Donald Coker noted that he had been looking through the files, and noted his concern with opening up the Dupere property, given the pallet construction business at the site. He noted that it has been a struggle for the Town to have the conditions of the Permanent Stipulation regarding the business met. Mr. Lenzi suggested that perhaps their attorney should look into the situation. Mr. Coker asked if the Town would inspect the business for compliance with the agreement. After discussion of the access issue, the Board returned to the proposal. Mr. Lenzi noted that they plan to use portable crushing operators as needed, and said that the operators get the required permits. They plan to excavate 2 acres at a time and then reclaim. After discussion, Board members agreed that the applicants should write up any waivers that they might be requesting to submit to the Board as part of their application package. They were asked to submit three full size plans sets and PDFs of the application materials. Mr. Lenzi advised that they are working on their applications to the state and hope to be ready to apply to the Town for the March meeting.

Board members then turned to other business. The Board reviewed the financial report for the Planning Department for 2012 and noted that application fees are not keeping up with costs. The fees were last revised in 2006. After discussion of the various costs for the Planning and Zoning department and the two land use boards, it was agreed to make some adjustments to fees. A motion was made and seconded to approve the following revised fee structure: the base application fee was increased to \$250; certified letter fees have increased to \$15; newspaper notice fees, where required, will increase to \$125, and for gravel excavations, the base fee will cover the first 100,000 square feet, to be consistent with the AoT permit at the state level, with an additional \$175 per acre over the threshold acreage/area. An excavation is considered one project, even if more than one tax map lot is involved in the proposal. The same graduated fee scale will be used for Non-Residential Site Plan applications. There was no further discussion and the vote was unanimous in the affirmative. The new fees will go into effect immediately. 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 9:45 PM.