

Minutes

Planning Board Meeting

August 8, 2013

Members of the Planning Board in attendance were Charles Moreno, Chairman, Paul Eaton, Terry Hyland, Lynn Sweet, Steve Leighton, ex-officio member, and Donald Coker and Mark Witcher, Alternate members. The public meeting was called to order at 7:35 PM. The Chairman announced the members present and advised that the closing date for applications to appear on the agenda for the September 5, 2013 regular meeting is 5 p.m., Tuesday, August 20, 2013. Meetings will return to the regular schedule in September. He 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. Board members then turned to the minutes of the July meeting. It was agreed to postpone consideration of the minutes until the end of the meeting in consideration of the audience. The Chairman noted that the Board had just had a site walk at Steve Leighton's gravel excavation. There was nobody present for this item.

There was again no news regarding 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). New notifications will be sent if new information is received from the applicant.

The first item of continuing business was the application of SCOTT BARRY for Excavation of Earth in accordance with NH RSA 155-E on Edrick Foss Road (Tax Map 12, Lot 23-1, Owner: Scott M. Barry) and 1437 Parker Mountain Road (Tax Map 12, Lot 23-3, Owners: Shawn & Caryn Barry). There was nobody present for this item. It was noted that Mr. Barry had asked for a continuance because Mr. Lenzi is out of town. Discussion will be continued to the next regular meeting. It was noted that Town Counsel had looked at the access agreement and had suggested a couple of minor corrections, which have been shared with Mr. Barry.

The Board then turned to the second order of new business, which was the application of R. STEPHEN LEIGHTON for pre-application design review conceptual consultation for a proposed major subdivision of an approximately 265 acre property located on Mohawk Trail Way and Cross Road (Tax Map 15, Lot 15). Mr. Leighton advised that he had no new information to share with the Board at this time. Discussion will be continued to the next regular meeting.

The first item of new business was the application of PHILIP and CAROLYN AUGER (Tax Map 3, Lot 6) Bunnell Drive and Tasker Hill Road and JEFFREY SCHLOSS and ANNETTE GRACE (SCHLOSS) (Tax Map 33, Lot 60), 30 Bunnell Drive, for boundary adjustment between their two properties. Phil Auger presented the plans; Phil and Carolyn Auger and Jeff and Annette Schloss were present. It was noted that there had been an error with the original survey of the Schloss lot, and that as a result, the Schloss's driveway was not on their own lot. This error had been noted when the Augers completed a boundary adjustment with Graystone Builders several years ago, and the Augers and Schlosses have now moved forward to correct the error. The proposed lot line adjustment would increase the Schloss lot from 1.15 acres to 2.16 acres, bring the lot into conformance with current zoning regarding acreage and frontage. The Auger lot is slightly over 160 acres and would be reduced by 1.01 acres.

The Chairman explained the Board's review process, and the Board then reviewed the plans with the checklist. The following items need clarification and/or corrections: one abutter's name; current use note; floodplain note; check for roads and driveways within 200 feet and buildings within 100 feet; check to be sure new Schloss lot meets minimum requirements for buildable area. Mr. Leighton noted that since the Schloss lot is gaining in area, there should be no problem. Noting that the plans are substantially complete, Paul Eaton then made a motion to accept the plans as complete for consideration conditional upon the completion of the items noted above. Lynn Sweet seconded the motion, there were no further comments, and the vote was unanimous in the affirmative. Paul Eaton noted that the proposal is very straightforward. The Chairman then opened the public hearing. There were no comments. The Chairman then closed the public hearing and called for a motion. Lynn Sweet then offered a motion to accept and approve the plans, conditional upon the completion of the items noted above, Steve Leighton seconded the motion, there was no further discussion, and the vote was unanimous in the affirmative. The applicants were directed to bring the final plans to the office for signatures and recording.

The Board then called on Cal Schroeder, who had asked for an opportunity to meet with the Board regarding a question about family cemeteries. Mr. Schroeder asked Board members if he would be able to establish a family cemetery on a lot that he owns on Parker Mountain Road without making the lot more non-conforming and potentially affecting buildability. The lot is less than 2 acres in area, and would already be non-conforming in area, although Strafford zoning allows building on existing lots of record, provided that setbacks are met. Setbacks for cemeteries were discussed. It was agreed to contact the municipal association for guidance on the zoning question.

Board members then turned to the July minutes. Lynn Sweet made a motion to approve the minutes as presented. Steve Leighton seconded the motion, there was no further discussion, and the vote was unanimous in the affirmative. 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 PM.

Site Walk, August 8, 2013, Leighton Gravel Excavation, Sloper Road (Tax Map 12, Lot 52-2)

Members present: Charles Moreno, Chairman, Paul Eaton, Terry Hyland, Lynn Sweet, and Donald Coker and Mark Whitcher, Alternate members. Steve Leighton was present. There were no abutters present.

The Board had agreed to meet at 6:45 PM at Steve Leighton's gravel pit on Sloper Road for a review of the ongoing reclamation process as agreed at the December 2012 meeting of the Board. Board members gathered on Mr. Leighton's lot at 6:45 PM and surveyed the reclamation project on the neighboring lot owned by Irene Abels. Mr. Leighton has completed excavation on Lot 52. The pond is complete. A berm will eventually run along the lot line between Lot 52 and Lot 52-2. The berm is still under construction. The property boundary was flagged. There is a small corner of Lot 52 near Sloper Road that still needs to be smoothed over; work in this area will be completed after Mr. Leighton has excavated into Lot 52-2 and has some room to work the corner area.

Board members reviewed the area then adjourned back to the Town Hall for the regular meeting.