

# Planning Board Minutes 08/14/06

Contributed by Lisa Fellows-Weaver  
Friday, 30 March 2007

Planning Board

Minutes

August 14, 2006

Official as of September 28, 2006

Chairman Reitter calls the work session/TRC meeting to order at 7:04 p.m.

PRESENT: Chairman Eric Reitter, Russell Eldridge, Joann Bailey, Alternate Lucy Edwards, Alternate Victoria Parmele, Board Administrator Linda Smith, Town Planner Elaine Planchet, and Board Secretary Lisa fellows-Weaver.

VOTING DESIGNATION: Eric Reitter, Russ Eldridge, Joann Bailey, Lucy Edwards and Victoria Parmele.

ABSENT: Selectmen Representative Ken Witham, Vice-chairman Robert Jozokos, Alden Dill, Robert Fletcher, Alternates Nikki Roy, and Scott Martin.

Mr. Reitter introduces and welcomes Elaine Planchet, the town planner, to the board.

MINUTES: June 22, July 10, July 12, and July 27 are distributed.

## VOLUNTARY MERGERS:

1. Kenneth and Doreen Bisson, 35 Bass Road. Map 123, Lot 40, Tracts 260, 261, 262, 263, & 265. Eric Reitter makes a motion, second by Joann Bailey, to approve the voluntary merger for Bisson. Motion passes unanimously; 5/0.
2. David and Kate Champney, 7 Sawyer Lane. Map 109; Lot 70, Tracts 81 & 82. Lucy Edwards makes a motion, second by Joann Bailey, to approve the voluntary merger for Champney. Motion passes unanimously; 5/0.

## TRC MEETING:

### TECHNICAL REVIEW COMMITTEE COMMENTS:

The following comments are not intended to be inclusive of all issues that the board may have regarding a particular development. These comments are intended to be merely a starting point in the discussion of each case. Other issues may arise as a result of discussion with the full board and the public.

CASE: 06-20: Paul and Leslie Longueil, 1 Copper Hill Road. Map 234/ Lot 29. Applicant is seeking a 2 lot subdivision; one lot will be 35.25 Ac. with 157.36' of frontage and the other lot will be 3.21 Ac. with 150' of frontage. Both lots have existing buildings and driveways.

Following a review of the submitted application, the following comments were generated:

- 3.03 - waiver for driveway & Site distance.
- 4.06 & Notes needed for the easements.
- Determine if the application is deemed to be a regional impact; property lines in Northwood and Nottingham.
- 4.09 & At least 5 acres need to be shown; provide details of the new 35.25 acre parcel.
- Agricultural Soils Overlay District: What would be the percentage of the new 35.25 acre parcel?
- Total area of contiguous uplands.
- Location of driveway.
- Proposed conditions of property.

CASE: 06-21: Charles and Tammie Beaulieu/Gary and Debbie Lee, Lynn Grove Road. Map 118/Lots 1.3 and 2. Applicants are seeking a boundary line adjustment of lots 1.3 and 2; and a subdivision of lot 2 into 2 additional building lots.

Following a review of the submitted application, the following comments were generated:

- Provide original lot lines for 118/2 and 118/1.3. It would be easier to review if existing lot lines were shown and then the proposed changes.

- Provide a narrative explanation of what is proposed.
- 4.06(D) easements, covenants, deed restrictions?
- Zoning districts/overlay districts involved?
- 4.10(F)(11) test pits and results for new building lots?
- More than 1,000' from a single point of access.
- Provide any waiver requests in writing.
- 4.10(D) setbacks lines for wetlands.
- 4.10(F)(6) Drainage plans.
- 4.10(F)(7) plans for firefighting water supply.
- 4.10(F)(12) proposed easements/driveways, etc.
- 4.09(A) Provide details of land descriptions.
- Provide details of what is located on 118/2 near the lot lines.
- Provide details of what is going on or planned in the thin strip of 118/2 that is along the side of 118/2.1

Additional discussion is held regarding the Master Plan and general safety of the Gulf area. Mr. Reitter notes that this is a private road and adds that it comes down to if the project is scattered and premature. Mr. Reitter states that the more you add in this area, the more dangerous the area becomes. Ms. Edwards adds that the more traffic there is on the dam, the more likely there will be problems. Ms. Bailey states that there needs to be efforts made to find a solution. CASE: 06-22: Millstone Realty Trust, Jacqueline Docko, First NH Turnpike. Map 217/ Lot 35. Applicant is seeking site plan review to construct a 20' x 20' storage garage.

Following a review of the submitted application, the following comments were generated:

- The application is deemed to be a major application, as it is a new building.
- Any outside lighting proposed?
- All waivers to be provided in writing.
- An existing conditions plan to be provided.
- An impact statement needs to be provided.
- Size of fence proposed.
- Provide elevations and details of the proposed garage.
- A narrative be provided describing on site parking and loading facilities.

Mr. Reitter explains that the garage has been deemed a minor change due to the fact that there will be no public access to the site; it is the property owner's own equipment entering and exiting the site.

**Other:**  
Planner's Hours: Mr. Reitter explains that he met with the selectmen regarding the hours for the planner; Saturday hours, combined hours on Mondays with Ms. Smith in the office and Ms. Planchet working at home. He states that the selectmen were in agreement and he left; however, after a recess, they had changed their minds and it would be discussed again at another meeting.

**Legal issues:** Mr. Reitter states that he also addressed at the selectmen's meeting the matter of obtaining pre-approval from the town administrator prior to contacting town counsel. Mr. Reitter states that the board replied that they did not have time to address the issue and requested he return to the 8/22 BOS meeting.

**Laptop:** A discussion is held regarding purchasing a laptop for the planner. Specifications and three bids will be done and the board agrees to purchase the laptop.

**Water Resources Committee:** The minutes of the WRC have been received. Board members would like copies and Ms. Smith states that she will ask the WRC secretary to email planning board members with Ms. Bailey's copies to be provided in the trustee of trust funds internal mailbox. Copies to be provided in the binder, in the entry way.

**Budget:** The budget report is reviewed and general discussions are held as follows:

**Legal:** There is no concern with the legal line at this time.

**GIS Cost Share:** A discussion is held regarding monies placed in the budget for the GIS project. Responsibilities of this project are also discussed. Ms. Smith explains that this was divided between three departments and she is not sure as to what the status is. Mr. Reitter states that he will mention this when he meets with the selectmen on August 22.

**Training:** Mr. Reitter states that there is money available for training and encourages members to attend whenever possible.

**NHDOT Meeting:**

Discussion is held regarding the general format for the upcoming NHDOT meeting and topics to be addressed.

Planner Tasks:

A discussion is held regarding suggested items for Ms. Planchet to begin to address as follows:

Long term: Rewriting and structuring of the Development Ordinances

Short term: Revising the check lists and applications for the site plan and subdivision regulations

Upcoming Work sessions:

- site plan regulations
- subdivision regulations
- ordinances changes: industrial parks  
    impact fees

Adjournment:

Russ Eldridge makes a motion to adjourn, second by Lucy Edwards. Motion is unanimously accepted at 9:45 p.m.

Respectfully submitted,

Lisa Fellows-Weaver  
Board Secretary