

MINUTES
PLANNING BOARD
August 18, 2021
Via Zoom and in-person

Present: John Schaumlöffel (Chair) - online, Deirdre Daley (Vice Chair) in person, Shawn Talbot (Ex-Officio) -in person, Lou Alvarez, - in person, Josh Muhonen- in person, Tim Somero- in person, Lou Guarino online, Liz Freeman- online and Jennifer Minckler- in person. John Schaumlöffel took roll call attendance. John asked Craig Smeeth to sit in for Nate Sikkila.

Selectmen/Chair/Land Use Report:

Selectman Shawn Talbot had nothing to report but asked if anyone had anything for him to bring to the Select Board. Craig Smeeth mentioned increased vehicular recklessness occurring on River Road and that several citizens have approached him with the same concerns. He suggested speed bumps and additional warning signs. Shawn feels that part of this may be due to limited Police staff. Shawn will speak with Acting Chief Abel tomorrow morning.

Land Use Clerk reported the status of Certificates of Occupancy for Kennybeck Court. Six Certificates of occupancy have been approved and the seventh is pending. The second item mentioned by the Land Use Clerk was regarding an email received by Jen from NBT bank about Paul Somero's bond. The bank needs status as they do not wish to extend credit beyond expiration date of November 5, 2021. John suggested placing on the agenda for the September 15, 2021 meeting. John advised that we are still waiting for Valley Road to be finished. Dee confirms we are waiting for monuments and as built. John mentioned that Mr. Lagasse, who lives in the development had contacted John a while ago to advise monuments were being put in. John's concern is completion in time for the Highway Department to put into the winter care plan. John suggests talking on September 15, 2021 and then give an October deadline. Kent will need to review as-built plans and make recommendations and in-turn the Planning Board will need to make a recommendation to the Board of Selectmen.

John had nothing to report as his two items to discuss are on the agenda.

Minutes of July 21, 2021: Minimal changes made to the minutes. Motion to accept the minutes as amended by Lou A. Motion seconded by Josh Muhonen. Roll Call vote unanimous. Motion carries. The minutes are adopted.

Other Discussions:

Gravel Pit Compliance- Dee explained that last year the property of the Appleton Gravel Pit was in the process of being sold. A letter was sent to the prior owner and current owner after the inspection and noted if closing the gravel pit was their intent, to let the Board know. A letter was recently sent again asking for response within 10 days of their intent to excavate, reclamation plans and the need to report ownership change to the State for the Alteration of Terrain (AoT) permit. There was no response. Dee is not sure if the AoT amendment was submitted. Lou advised that there has been limited change in the pit from 2018 to 2020. The reported amount removed for 2019 and 2020 was not significant. A gravel pit is allowed 1,000 cubic yards before needing to report anything. Lou G confirms with Dee that the quality of life of local people is not negatively impacted regulatory wise. John visited the gravel pit several times and viewed equipment on the pit and gravel being taken out from the pit. He stated there are hours posted at the gravel pit. Dee advised that

their inspections in September will observe changes and Jen will send out gravel pit inspection notification letters this week.

Souhegan River Bridge and Property Construction- John does not believe the Planning Board has a role in this manner as confirmed at the Board of Selectman's meeting last night. Shawn does not feel the Board of Selectman have a role in this at this point with the exception about the safety of the Town employees. Sue is to send letter to property owners requesting "as built" plans and the Selectman will provide three references of engineering firms, giving the property owner their choice for review at the owners cost and if they decline, the owners would be exempt from emergency services.

Old/New Business- Lou A mentioned the letter sent to Turnpike Road property beside the Police station from DES (Department of Environmental Services) which provided a cease and desist order. Lou asked Jen to send the letter to the Planning Board.

Liz asked that the wearing of masks be revisited and be reinstated. There was discussion among the Board and a motion was made by John that the Planning Board members wear a mask for all in person meetings. Dee seconded it. Roll call vote 2 yay, 3 nay, 2 abstentions. Motion does not pass. Liz asks that the Planning Board research abstaining vote and its purpose.

John advised that his new job will keep him out of state and does not feel he can continue to be Chairman because of this. He will be able to Chair the meeting of September 1, 2021 as Deirdre will not be in attendance. John feels he should step down as Chair and that the Board should decide to have Vice Chair step in to that role and appoint another Vice Chair. Additional discussion will be held during the September 1st meeting. Dee agreed to the nomination for the position of Chair at the next meeting.

8:00 Public Hearing- Lee K and Diane Somero, Smithville Road, Three Lot Subdivision, Tax Map 8-90

Mr. Ploof of Fieldstone provided an overview of the project. Existing lot is 30 acres with 1,430 feet of frontage. Lot 8-90 is to be divided into 3 large lots 8-90-3 to be 9.5 acres with 223 feet of frontage, 8-90-4 is to be 9.4 acres with 200 feet of frontage. The remaining lot is to be 10.2 acres with 998 feet of frontage. 8-90 lot 3 and 4 will have a shared driveway of which there is a state permit for this as the road is maintained by the State. Per Mr. Ploof, State subdivision approval is not required as the lots are over 5 acres.

Review of the application for Completeness: Deirdre mentioned the delineation of the well on the existing property. Mr. Ploof had spoken with Ed Brown about this and there is actually a well servicing the existing home but they are proposing a new well for 8-90. Deirdre asked that Note 15 on plan be explained. Mr. Ploof explained that the verbiage of the Deed is vague and ambiguous. In order to get clean title for correct boundary line, Fieldstone remapped it and made a note. Tim Somero asked that Note 15 be expanded as to reason added. John asked if there is a septic box for Map 8-90-3. Mr. Ploof confirmed you can have a leaching field on a building box. John asked where the well for Lot 8-90 is, as it has an existing leach field. The well is over 100 feet away and the well will be remapped to the 10-70 area which is shown on the map. Deirdre showed this on the new map presented at the meeting. John asked if there were other questions on completeness. Hearing none, a motion made by Dee Daley. Seconded by Tim Somero. Roll Call vote 7 to 0. Motion carries. Application accepted as complete.

John asked if there are any questions on compliance. Deirdre asked that the driveway agreement be brought before the Selectman and submitted before building begins. Deirdre mentions the driveway permit from the State, which is a part of the application. She states there is specific criteria that the Highway Department will

need to know. John requests that Jen provide a copy to the Highway Department when this application is complete. John confirms that Deirdre requested a copy of the shared driveway agreement before Certificates of Occupancy are provided. Deirdre confirmed this. John asked if any other questions from the Board on compliance. There were none. John asked if there were any questions from the public that are present in Town Hall. Kaylee Greer of 5 Hillside Drive advised she has several questions as being an abutter to the property and a recent new homeowner. She questioned the timeline. John responded that normally it is approved with conditions and that it could be weeks or longer. Building can begin once they obtain a building permit. Kaylee asked Mr. Ploof about the timeline for building. He explained his role. Deirdre suggested to Kaylee that she contact Jen for instruction on viewing permits online to keep track of progress. Sam Haddix of 5 Hillside Drive questioned what happens to trees on the front of the road. Deirdre responded that it is the builder's choice. Josh Freidman, 38 Smithville Road questioned where the proposed area of the property is to be built. Mr. Ploof explained that it can be further down and not near the road. John asked if anyone on Zoom has questions for the Board. Robin Babin of 10 Goen Road advised her concern of a future development with many homes being built on this property. Josh and Deirdre both confirmed that it would be difficult due to frontage and wetlands but could be done. John asked if there was any further discussion. None heard.

John reviewed the conditions

1. Payment of fees
2. Submission of Mylar and maps with additional details on note 15
3. Shared driveway agreement approved by Town Counsel required prior to the issuance of certificates of occupancy
4. Compliance of underground utility regulations in the Town of New Ipswich for subdivisions which is typically one pole and then underground

John makes a motion to approve application with the conditions. Motion seconded by Deirdre. No further discussion. Roll Call vote. Motion carries 7 to 0. Application is approved.

Discussion: John suggested speaking about Working Groups as it was omitted from the agenda in error. In discussing work group modernization of underground utilities, John mentioned the pros and cons. Craig confirmed that the Department of Safety had provided the pros and cons which are similar to what was drafted a year ago. Discussion of the draft recommendations made by John and Craig would include waiving underground utility regulations, but the Board must be consistent. John asked if any other groups had anything to discuss. Deirdre discussed the status of the subdivision inventory and that they found about 20 years of data of lot line adjustments, site reviews and subdivisions. The group is now in the process of going through the minutes from 1992 to the present to find any missing information. Lou A. spoke of status on CIP (Capital Improvement Program). Deirdre explained that Capital is \$5,000.00 and is durable and sustainable. She further explained that one of the purposes of this is to help level the taxes.

Craig mentioned a 3 minute survey to be published in the Monadnock Ledger-Transcript and in the Town Office regarding Broadband and where we are as a community need to go from where we are right now.

At 8:48, Josh made a motion to adjourn.

Respectfully submitted,
Jennifer Minckler