

MINUTES  
PLANNING BOARD  
July 7, 2021  
Via Zoom and in-person

**Present:** John Schaumloffel (Chair), Deirdre Daley (Co Chair) in person, Lou Alvarez, - in person, Josh Muhonen- in person, Tim Somero- in person, Lou Guarino- in person and appointed voting member in place of Nate Sikkila, Craig Smeeth, Liz Freeman and Jennifer Minckler.

John Schaumloffel took roll call attendance.

**Selectmen/Chair/Land Use Report:**

Selectman Shawn Talbot was not present, no report

Land Use Clerk had nothing to report

Planning Board Chair, John Schaumloffel mentioned the Volunteer/Employee appreciation cookout on July 20, 2021. John asked if anyone wished to discuss the driveway behind the police station on Turnpike Road. There was much discussion on this matter. John will refer to the Selectmen with a copy of the Driveway regulations.

John mentioned that Bert Hamill was to attend the Planning board meeting as a potential alternate member but Selectman John Veaser has resigned and Bert Hamill is a candidate to replace John Veaser for the remainder of John Veaser's term.

John mentioned that there are three Subdivision application hearings for review tonight and confirmed the presence of Fieldstone Representative Chad Branon

**7:30 Public Hearing-Jon Somero TFF Realty, LLC Two Lot Subdivision, Map 13 Lot 34**

Fieldstone Representative Chad Branon reviewed the Plans and John Schaumloffel reviewed the application with the Planning Board.

Motion by Deirdre to accept the application as complete. Seconded by Josh Muhonen. Roll Call Vote. Motion carries.

Motion to approve application as compliant with the following conditions:

- Receipt of State Driveway permit,
- Receipt of Shared driveway agreement
- Receipt of State Subdivision approval
- Receipt of Updated Mylar and Maps
- Payment of Fees

Note on plan regarding underground Utilities for each structure Motion by John Schaumloffel seconded by Josh Muhonen. Roll Call vote. Motion carries 5 to 0 with 1 with abstention (Lou Guarino)

**7:45 Public Hearing- Brook Haven Farm, LLC Ten Lot Consolidation and Subdivision, Map 6-20B & 6-20C**

Fieldstone Representative Chad Branon reviewed the Plans. Deirdre made the motion to accept the application as complete. Tim seconded the motion. Roll Call Vote. Motion carries 5 to 0 with 1 abstention (Lou Alvarez).

Much discussion was made regarding shared driveway, slopes, wetlands, the impact of flowage rights and if better options are available. A Site visit was scheduled for Saturday, July 10, 2021. The goal of the site visit is to understand Wetland crossings and explore shared driveways.

Motion by John Schaumloffel to continue the public hearing to a date certain July 21, 2021 at 7:45pm. Seconded by Lou Alvarez. Roll Call vote. Motion carries 6 to 0.

#### **8:00 Public Hearing – Paul and Jane Somero, Four Lot Subdivision, Map 7 Lot 27**

Fieldstone Representative Chad Branon reviewed the Plans.

Motion to accept application as complete by Lou. Seconded by Tim Somero. Roll Call vote. Motion passes 6 to 0.

Chad Branon asked for a waiver of overhead utilities due to the length of the driveway. John motioned to waive the underground utility regulation for this application. Seconded by Lou Alvarez. Roll Call vote Motion carries 5 to 1 opposed (Lou Guarino).

John motioned to approve the application as compliant with following conditions:

- A note be added to plans that the underground utilities regulations were waived at the Planning Board meeting of July 7, 2021.
- Receipt and review of the State of NH Driveway permit
- Shared Driveway Maintenance Agreement for all 4 homes that is approved by the Attorney of the Select Board
- Approval from Selectmen regarding the driveway permit
- Receipt of ZBA Dredge and Fill approval
- ZBA Wetlands Crossing approval
- Receipt of Mylar and payment of Fees

Motion seconded by Dee. Roll Call Vote 6 to 0. Motion carries

#### **Old/New Business:**

Co-Chair Deirdre asked to make a motion to recommend to the Board of Selectman that the Kennybeck Subdivision have an additional threshold for additional COs. At this time John Schaumloffel recused himself and Deirdre appointed Craig Smeeth to be an Alternate. The motion is to increase the number of Certificates of Occupancy to eight (this would be a threshold beyond the existing 3 house threshold). A letter from the Engineer is forthcoming to confirm that slope stabilization is progressing but not complete. A letter from the Fire Chief that water source is acceptable is also forthcoming. The fire pond is in as well as the standpipe (which is part of moving beyond the 3 CO threshold). Deirdre made the motion for the threshold and was seconded by Lou Alvarez. Roll Call Vote. Motion carries with one abstention (Craig). Deirdre to follow-up with a letter to include mailbox location.

Minutes from last meeting will be reviewed at the July 21, 2021 meeting due to technological issues.

Motion to waive mask requirement motioned by Deirdre Daley, seconded by Tim Somero. Motion carries. Roll call vote. Motion carries 5 to 1 opposed (John Schaumloffel).

Jen to obtain colored Slopes Maps in digital format from Fieldstone.

John called on Tim Somero to agree to adjourn. Tim Somero motioned.

Adjourn- 10:00PM.

Respectfully submitted,  
Jennifer Minckler  
Land Use Administrator