

MINUTES
PLANNING BOARD
August 3, 2022
In-person/ Zoom

Present: Deirdre Daley (Chair) -in person, Josh Muhonen (Vice Chair)- in person, Craig Smeeth- in person, Tim Somero– in person, Ray Somero-in person, Lou Guarino- via Zoom, Jennifer Minckler-in person.

Citizens in attendance- Christopher Guida of Fieldstone Land Consultants PLLC- in person, Priscilla E Casey - in person, Peter Barry-in person, Sam Benedict-in person, Dan Barowski-in person

Roll Call vote taken by Dee who appointed Lou Guarino as a voting member for this meeting.

Selectmen/Chair/Land Use Report: Shawn Talbot was not in attendance and there was nothing to report. Land Use Clerk mentioned NHMA- HB 1661: What Local Land Use Boards Need to Know. Craig and Shawn are already enrolled. Dee, Tim and Josh are to be enrolled by the land use clerk. There also may be a potential lot line adjustment coming before the board at a future date. Chair Dee Daley reviewed some of the laws that are being changed and suggested the Planning Board Checklist be reviewed. Gravel pit processes will be reviewed as well as a checklist will be developed for the gravel pit inspections. Dee asked Josh and Lou to stay after the meeting to review Cravens Way as a work session.

Minutes of July 20, 2022- Minimal change as requested by Tim Somero to include the size of the culvert for Bertram subdivision, which is 15". Motion to approve as amended by Josh Muhonen. Motion seconded by Craig Smeeth. Roll Call vote. All those in favor. Motion carries.

7:30 Public hearing- Owner Priscilla E Casey Trustee of The Priscilla E. Casey Revocable Trust, Peter Barry, applicant, 157 Stowell Road Map 10 Lot 8, 2 lot Subdivision: Chris Guida, Fieldstone Land Consultant reviewed the 2 lot subdivision to be separated by Stowell road. Currently the existing lot crosses over Stowell Rd. The subdivision will separate into two lots on either side of Stowell Road. The proposed subdivision incorporates boundaries around the parcels, establishing an easement for maintenance along Stowell Road that will be dedicated to the Town, if the Town accepts. This is stated on note 18 of the plans. An easement plan was also provided to the Planning Board by mail and on paper. Chris Guida showed the wetlands on the plans, there are no wetlands on the lots. Chris showed the building setbacks and the proposed new lot. Chris also showed the contiguous 2.8 acres with no wetlands or steep slopes. He showed the proposed driveway entrance location that has been approved by the road agent. There was discussion on the acreage of both lots as represented on the plan. Chris advised that Fieldstone could provide the actual acreage to the Planning Board if needed. Tim pointed out that note 5 on the plan verifies the acreage reflected.

The Checklist was reviewed. The waivers requested were:

- public utility letter
- waiver of drainage plan
- waiver of markers due to proposed dedication of easement and potential for damage to the existing markers

Other items per Town Engineer:

- Letter received from Fire Chief in response to water supply. Fire Chief confirmed that the letter is not needed per Planning Board regulation 8:01, B-10 which states A letter from the Fire Chief stating that there is adequate access and water supply (such as cisterns, fire ponds, other local water sources) for fire protection. Lots being subdivided for One Family Dwellings with Frontage on any existing Class IV or Class V Highway are exempt from this provision
- Letter received from the Town Engineer stating the road agent visited the site and location of driveway is satisfactory

- Select Board must accept the proposed Easement

From the Checklist, the Town Engineer requested an additional easement plan which has been provided by Fieldstone.

Motion to approve the waivers which are public utility letter, waiver of drainage plan, waiver of markers due to proposed dedication of easement and potential for damage to the existing markers. Motion to approve made by Ray Somero and seconded by Josh Muhonen. No further discussion. All in favor. Motion carries.

Tim requested that a note be mentioned in the minutes about the easement that no improvements need to be done to the road and that between the stone wall, the land is already owned by the town. Motion on completeness made by Josh and seconded by Tim. All in favor. Motion carries.

Conditions to approve the application are:

- Easement Dedication accepted by the Selectmen
- State Subdivision plan
- Mylar(s)
- Fees
- Subdivision will comply with underground utilities as outlined in the Subdivision Regulations and must be written as such on the plans and Mylar

There was discussion of the deed being filed as a condition with the Mylar as there was an issue in the past of a deed not being filed. Normally when property is sold then a deed is registered. Chair Deirdre advised that a deed can be requested at any time. Chris stated that the plan must be registered in order to obtain a deed. It was decided that for this application, the deed as a condition would not be applicable. Further research of this matter is to be completed.

Approval of the application for compliance with the 5 conditions motioned by Josh and seconded by Tim. Roll call vote. All in favor. Motion carries.

Old/New Business: No items were discussed

Meeting Adjourn at 8:57PM

The Planning Board went into a work session regarding a review of the prior master plan survey questions to help develop a draft scope of work for beginning a search for a consultant for the update to the Master Plan.

Review of Kennybeck and Cravens Way plans to develop a final checklist to prepare for anticipated request for return of security held by the Town.

Meeting adjourn at 10:00pm

Respectfully submitted,
Jennifer Minckler
Land Use Administrator