

MINUTES
PLANNING BOARD
December 7, 2022
In-person/Zoom

Present: Deirdre Daley (Chair) - in person, Josh Muhonen (Vice Chair) - in person, Shawn Talbot (Ex-Officio)- in person, Craig Smeeth- in person, Tim Somero –in person, Lou Guarino- in person, Liz Freeman-in person, Jennifer Minckler-in person.

Citizens in attendance: Ed Rogers –in person, Douglas Sharp-in person, Joe Havvisto- in person, Joe Edwards-in person, Gary Busler –in person

Roll Call vote taken by Chair Deirdre. Chair Deirdre appointed Lou Guarino as voting member.

Selectmen/Chair/Land Use Report: - Selectman Talbot mentioned that Police Department renovations are underway. He reported that the Police and Fire department budgets were reviewed at the Selectmen's meeting last night. \$150000.00 was approved to be allocated from ARPA funds to upgrade communications equipment for Police, Fire and EMD. Cost of Living Adjustment was set to 7% for year 2023. There were 6 or 7 bids received for the civil scope project of Collins Road for the turnaround area. After the Road Committee meeting, it was decided to not address, as there is little value nor increases connectivity for emergency service or busing. Those funds will apply to more maintenance and small roads. The bids, in the amount of \$165,000.00 to \$300,000.000 were higher than the money allocated to complete the infrastructure on Collins Road.

Land Use reported that there may be a subdivision coming in from Fieldstone.

Chair Deidre wanted to remind the Board that there will not be a meeting on December 21, 2022. The next meeting will be January 4, 2022 and will include a site plan review. Chair Deirdre reported on the Gravel pit and access to the site for an inspection. Chair Deidre asked Selectman Talbot to discuss "junk like" things on gravel pits with the Board of Selectmen. He will add to the agenda. The discussion of the gravel pits is to be addressed at the January 4, 2022 meeting and the gravel pit report is to be added to the Dropbox for that meeting.

Minutes of November 16, 2022: Minimal changes to the minutes. Motion to accept the minutes made by Josh. Motion seconded by Lou. Roll Call vote. All were in favor with one abstention due to absence. Motion Carries.

7:30 Public Hearing- Lot Line Adjustment Application –Douglas & Tara Sharp and Larry M. & Barbara A. Taylor Oak Hollow Lane Map 8 Lots 7 and 6-1

Ed Rogers was present with Mr. Douglas Sharp to propose a 1 acre lot line lot line adjustment adding property on Oak Hollow Lane from the Taylor property to the Sharp property. The property on Oak Hollow was approved as part of a 1976 subdivision prior to Zoning and different DES regulations. Currently, there is a small building envelope on the Oak Hollow property. This proposal will allow for a more suitable building envelope and will not affect the wetlands and boundary lines. There are no new building lots to be created.

There are several waivers being requested which are Datum Benchmarks #4, Topography- # 18, Geographic features-#19. Soil type boundaries -#21, Certification that soil transcriptions have been accurately performed-#22, Certification of NH certified wetlands scientist-#23, Stamp of NH wetlands scientist-#24, Location of all existing and proposed well-#25 , provision for septic system-#27, There was a test pit completed on this lot and submitted with the application. Per Ed, this area can support a septic system. Is there an existing septic system-#44. There is an existing septic system on the Taylor property close to the house but not near the proposed lot line. Is any portion of a lot in the Conservation Overlay District- #48. There are wetlands on the property but Sharon Moynihan delineated a couple of sections to ensure site of building envelope. A letter from the Fire Chief of adequate water source -#50. Drainage plan-#51

The Planning Board requested revised plans reflecting complete lots in question as the complete lot of Map 8 lot 7 is not shown on current plans. Ed did not provide this information since the portion of the property that not shown is not buildable. Ed will provide a supplemental plan which will also show the proposed well, septic plan

and building box. Ed will also reference as a note, the Taylor septic approval plan. Ed advised that there can be no further subdivision on this lot as it is on a private road.

The Planning Board completed the lot line adjustment checklist. Chair Deidre questioned the cabin listed on the property card. Ed confirmed that it is a structure with no septic system or well. It is a cabin in the southwest property of the property which can only be reached by foot. Chair Deidre motioned to approve the waivers of number 4, 18, 19, 21 through 25, 27, 44, 48, 50 and 51. Selectman Talbot seconded the motion. Roll call vote. Motion carries. Chair Deidre questioned a shared driveway agreement and does not seem that there is one. The neighbors spoke of assisting each other and it could be a challenge to require one after all of these years. She also questioned the picnic area that benefits several lots. Ed will show the picnic area on the locus inset. It was proposed in 1976 but Mr. Sharp does not believe anyone knows about it. Motion to accept the application as complete by Selectman Talbot. Motion seconded by Josh. Roll Call vote. Motion carries. Motion by Josh to approve the application with the following conditions

- Supplemental plan
- Additional inset plan with total lot layout
- Building will only occur east of the flood plain boundary
- Notes referencing septic of Taylor property
- Note of non-sub dividable and why (class VI)

Motion seconded by Selectman Talbot Roll call vote. Motion Carries. Hearing continued to date certain January 4, 2022 at 7:20 pm to review/sign the mylar if conditions are met.

Old/New Business: Ed Rogers mentioned that Joe Edwards was in the audience and wanted the Planning Board to discuss the site walk to be completed on Mr. Edward's property. It was determined by the Planning Board and Mr. Edwards to notice the site walk for date of December 17, 2022 at 8:00AM 3 Peterson Road New Ipswich NH 03071

Liz went over the Zoning Ordinance Article 13 and pointed out to the Board what to look for in the site walk. If the business has signs, they must conform to the Zoning ordinance and cannot be waived. Same for parking, noise, lighting, septic, ground water, surface water, and storage of toxic material. A site plan review is to protect the health, safety and welfare of the public. Site plan regulations page 31 of General standards and requirements govern site plan review. Section III page 8 of the site plan review regulations provide information on what needs to be submitted. Section 3-7 was referenced by Liz regarding an expedited review if requested. Waivers to submission requirements may be granted if the information is not relevant to review of the site plan. Specialists may be needed in some instances where the Board may not have expertise- these costs would be borne by the applicant if necessary.

Chair Deidre mentioned an outstanding need to revisit the subdivision regulations on dead end roads based on Supreme Court case in which the interpretation of a dead end street was interpreted so it may not be relevant where a cul de sac, turn around or circular way was present (attempts to provide emergency turn around etc, could lead to a conflict with the intent of the regulation. This topic will be brought up at the next meeting and draft language is in Dropbox for review.

Selectman Talbot has received an email from a citizen requesting Kennybeck Court be accepted by the Town as a public road. Selectmen Talbot asked the Board to confirm if they can issue a recommendation that the road is built to Class V standards as designated on the plans and criteria has been met. Ray made a motion to recommend to the Select Board for Kennybeck Court acceptance. Craig seconded the motion. Roll call Vote. Motion carries with 1 yay and 1 abstention.

Selectman Talbot mentioned beginning to look at select tree cut at the landfill with an abutter who is land locked. There will be no clear cutting.

Motion to adjourn by Josh. Seconded by Shawn. Motion carries.

Meeting Adjourn at 9:25PM

Respectfully submitted,
Jennifer Minckler
Land Use Administrator