

MINUTES
PLANNING BOARD
July 20, 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, Ray Somero-in person, Lou Guarino- via Zoom, Liz Freeman-via zoom, Jennifer Minckler-in person.

Citizens in attendance- Jed Paquin of Paquin Land Surveying, PLLC - in person, Ed Rogers of Rogers Engineering-in person, Kirk Stenersen of Higher Design-via Zoom, Sam Benedict-in person, Jacob Somero- in person, Louis Delpapa-via Zoom, Carol Bello- via Zoom, Yvonne Vaillancourt-via Zoom, Sarah Vaillancourt- in person, Andrew Vaillancourt-in person, Leland Craig-in person, Paul Vaillancourt- Nancy and Vern Haas- in person, Roger Somero- in person

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

Walk through of building two held by the Planning Board at 6:00PM

Selectmen/Chair/Land Use Report: Shawn Talbot reported that there will be a public hearing next Tuesday at the Board of Selectmen meeting to get community input of proposed renovations and additional space for the Police department. Finance Advisory Committee has been formed and comprise of Luke Moran, Mitch Gluck, Dennis Howe, Joe Woodward. Shawn will be setting up a committee to research a full time code enforcement/fire chief position. Committee will be comprised of Board members and community members. He asks anyone interested to reach out to Shawn or the Town Administrator, Debbie Deaton. Shawn mentioned that the town approved hourly pay for the Fire Department employees for better consistency with state stipend guidance. With the hourly pay, people that respond and complete trainings will be compensated for it.

Land Use Clerk mentioned the subdivision hearing to be held August 3, 2022 for Stowell Road & Hollyview Drive.

Dee advised that plans from a conditionally approved subdivision may need to be reviewed at the next meeting but she is waiting on a response from NHMA before that decision is made. Dee mentioned the resignation of John Schaumlöffel which opens another position on the Planning Board. Lou and Liz will backfill for now. A posting to the website will be made seeking alternates to join the Planning Board. Dee has asked the Planning Board members to bring a laptop or phone to future meetings to make the Zoom experience better for those who participate via Zoom

Minutes of June 15, 2022- Motion to approve by Josh Muhonen. Motion seconded by Ray Somero. Roll Call vote. All those in favor. Motion carries.

Minutes of July 6, 2022- meeting was cancelled

Minutes of July 13, 2022- Motion to accept the minutes by Josh Muhonen. Motion seconded by Raymond Somero. Roll call vote. All in favor. Motion carries

Continuation from April 20, 2022 of Public Hearing for Dean and Martha Bertram, 18 Poor Farm Road, 2 Lot Subdivision Map 8 Lot 15B – Jed Paquin advised that the Wetlands Board approved the Wetlands Dredge & Fill permit in June. On July 7, 2022, the ZBA approved the driveway variance of less than the 20 feet on the sideline. Subdivision approval is pending from the DES. Kent Brown has been contacted to review the plan yesterday and Jed is waiting to hear back from him. Discussion continued about the erosion control plan as well as regulations of the Planning Board and whether the Planning Board can require a larger culvert. Liz advised that the Planning Board is responsible for the health, safety and welfare of the town and has every right to ask for additional (not less) than what regulations state. The Planning Board can require a larger culvert than regulations state. Kirk Stenersen stated that the cost of the difference in size of a pipe is minimal

and that he feels no need to go to a larger culvert, and use the 15 inch width per the plan. There has never been a flooding issue. In regards to erosion control, Kirk states that the culvert is 140' from the edge of the road and only 100 feet off the pavement. He does not see the culvert as a problem from an engineering stand point. There is erosion control listed on plan and silt fence shown along the wetlands along each side of culvert. Kirk did advise that culverts do need to be maintained no matter the size. Tim asked Jed to clarify DES. Jed explained that there are two components. There is the wetlands bureau and the subsurface systems bureau. The wetlands bureau reviewed the wetlands and the subsurface bureau reviewed the subdivision. The subsurface bureau had to receive the wetlands application/permit from Jed as it is not done in-house. The turnaround time is 24 to 48 hours for the subsurface bureau to release the application.

Dee reviewed the conditions which are payment of fees, submission of Mylar, underground utilities on plans, DES subdivision approval and the Wetlands permit. Jed will add the ZBA approval to the plan. Josh motioned to approve the application with the following conditions payment of fees, Mylar, underground utilities to be listed on the plan, DES subdivision approval and the Wetlands permit. Shawn seconded the motion. 1 abstention. Motion carries.

Public Hearing for Tridam Energy LLC, 94 River Road Map 12 Lot 86 and Kathleen Blease 230 Old Country Road Ma 12 Lot 95A, 2 lot subdivision/Lot Line Adjustment- Liz Freeman recused herself as she is an abutter. Ed Rogers explained that Tridam Energy LLC is selling a piece of land to Dixie Blease across Souhegan River that Dixie will be donating to the Town of New Ipswich as conservation land. There will not be a buildable lot created. Ed provided three sheets of plans to review which show existing conditions, topographic subdivision plan which shows where new lots lines will be in relation to contours, topography and the river, 3rd sheet is the Subdivision plat which will go on record to reflect all the conditions and intentions. Ed Rogers and the Planning Board went through the requested waivers on the checklist. The waivers were based on items not applicable to a non-buildable lot. Motion to accept waivers items 13, 16, 21, 22, 23, 24, 26, 27, 51 made by Ray Somero and seconded by Josh Muhonen. Motion to accept the waivers carries. Ed Rogers and the Planning Board went through the checklist. Ed referenced the checklist with the plans provided and described each section. This is normally done by the Town Engineer but he has resigned.

Items on check list Part I of which Ed needs to add or update:

- #4 of the General Plat requirements- Ed needs to change certification from Boundary survey not a subdivision survey (lower left corner of plan)
- #6 Engineer stamp to be added to plan
- #15 Symbol legend – the word Granit needs to be corrected
- #25 Existing and proposed wells- Wells need to be added to plan for Dixie's property. Tridam well is shown
- #29 of Septic, Water and Utilities–Certification of utilities needs to be added to the plan
- #31 of Septic, water and Utilities - the Right-of-Way for River Road needs to be added to plan
- Reference plans #6 needs to be corrected to show where the road is located on the plan
- The reference of a non-buildable lot must be listed on not only the plan but also the deed and the reason for the non-buildable lot. Ed advised that there will also be further discussion with the Conservation Commission who may need to add notes as well.
- The backlot is to be noted on plan as Map 12 lot 95A

Motion to accept the application as complete by Tim Somero, seconded by Shawn Talbot. Motion carries.

Checklist for compliance was reviewed by Ed Rogers and the Planning Board. Dee asked about reserved strips. Ed explained an example would be a subdivision with a dead end where one has anticipated continued development but holds a piece of land to which they have exclusive rights which puts them in the driver's seat

for negotiating with the future land owner. Discussion of the dedication was conducted with Ed, the Planning Board and citizens in attendance. Dixie does not want the subdivision to go through unless the Town is going to accept it. She never wants it to be built on. There was discussion as to what the steps would be if the Town does not accept the land and if lot line adjustment /subdivision needs to be done. Dixie could purchase property then complete a lot line adjustment for her land, the purchased land and Tridam Energy LLC land. Then Dixie could subdivide and dedicate to the town. Dixie plans on purchasing property regardless of whether she can come to terms with the Conservation Commission. Ed suggested a merger as an option. Dixie expressed concern of the penstock that is about 130 years old and the liability of it. The town should be aware of the penstock liability. If the town does not want the land, she would post the land. The Planning Board will contact the Conservation Commission to identify answers to some of the liability questions. Conversation opened to the public. Yvonne mentioned that the penstock pipe was part of a deal where the land was purchased for \$1.00 and the new owner would address issues of the penstock. Yvonne also expressed concern for the condition of the dam. Yvonne states she has legal documents but is not sure if there is a particular document stating that the pipe is to be part of the property. Ed Rogers asked both Paul Vaillancourt and Yvonne to send by email documentation on their father's land and any other documents they may have. He also asked them to review the plans closely. The dam will stay with Tridam Energy, LLC and they are currently working on replacements of the turbine and maintaining the dam. Tridam will own a major part of the penstock. A citizen asked about parking on Old Country road. Chair Deirdre advised there is no proposed change to parking as a result of the lot line adjustment. Citizen stated there are issues with parking at this time. Dixie does not anticipate more parking as an issue. Louise states parking is an issue, to turn around, it happens on people's property.

The Chair, Deirdre feels this is a Conservation Commission discussion more than a Planning Board discussion. Shawn advised there is a parking regulation that states there should not be any parking on Old Country Road down river 150 feet on both sides. The regulation excludes the area of Dixie's property. Tim asked for a simple list of concerns of the citizens. Yvonne's concern is fixing the dam but is in favor of the plans mentioned. The Planning Board will complete a walk through on Saturday July 23, 2022 at 10:00A.M. A Citizen asked if this would be a daytime use only and will it be posted as no admittance after dark? Chair Deirdre advised she is not aware of how the conservation lands work and that should be addressed by the Conservation Commission. Bob Boynton will be invited to the next meeting.

Items on the compliance check list of which Ed needs to correct:

- Add Rural district to the plan
- Markers will be set as indicated on the plan

Chair Deirdre Daley asked for continuation to a date certain August 17, 2022 at 7:30PM with permission of the applicant. Josh made the motion for continuation to date certain. Tim seconded. Motion carries

Old/New Business: Craig suggested moving the time of the meetings to 6:00PM or 6:30PM but Board felt that is too early for those that work and/or have family responsibility.

Motion to adjourn by Josh and seconded by Tim. Motion carries

Adjourn at 9:49PM

Respectfully submitted,
Jennifer Minckler
Land Use Administrator

DRAFT