

MINUTES
PLANNING BOARD
January 4, 2023
In-person/Zoom

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

Citizens in attendance: Sam Benedict-in person, Ed Rogers –in person, Douglas Sharp-in person, Joe Edwards-in person, Gary Busler –in person, Chad Branon-in person

Roll Call vote taken by Chair Deirdre.

Selectmen/Chair/Land Use Report:

Selectman Shawn Talbot was not present to provide report.

Land Use reported that there are two positions to be filled by election

Chair Deirdre reported that the Accura application was to be heard tonight for completeness using the 30 day window following submission but the Land Use Clerk and Mr. Noonan of Fieldstone agreed to reschedule to January 18, 2023. Chair Deirdre stated that we are not going to review the gravel pit report and will defer that to the next meeting. We will also defer the appreciation of Nate Sikkila to the next meeting. Chair Deirdre would like to hold a mini workshop for those interested in working on the Planning Board, those who may be interested in the two open positions on the Planning Board in the March election or those interested in being alternates. It will be held on a Saturday to be determined at a later date and posted on the website

Minutes of December 7, 2022: Motion to accept the minutes made by Josh. Motion seconded by Raymond. Roll Call vote. All were in favor. Motion Carries.

7:20 Public Hearing- Continuation from December 7 2022 meeting- 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. Deidre reviewed the approval with conditions which were:

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

Ed Rogers provided the supplemental preliminary septic design. This shows a building envelope, well, driveway and septic. Inset was added showing both lots in entirety including picnic area. Note 12 states that Map8 lot 76 is not currently sub dividable and due to the fact that Oak Hollow Lane is neither a class V road nor does its current condition meet the town of New Ipswich standards for new roads. Building east of flood plain is note # 15. Note #11 references septic of Taylor property. All conditions have been met. Mylar was provided and signed by the Planning Board Chair Deidre and Co-Chair Josh and checks submitted for fees by Mr. Sharp.

7:30 Public hearing for Site Plan Review Application –Joseph P. Edwards Map 16A Lot 19.

Ed Rogers advised that he submitted revised plans today to the Land Use Clerk and provided copies to the Planning Board at the meeting. This property is shared by two Towns, New Ipswich and Greenville, NH. There was not a complete boundary survey done of the property but did tie into an abutted survey and tie lines were placed on plans. A locus was added to the revised plan as it was omitted from the original plan. Ties were added to show how far the building is from the existing right of way and from the boundary lines. In 2017, when a special exemption from ZBA was first received, the structure was rebuilt over an older structure, torn down and why this building is so close to the right of way. This is why the Building Inspector approved the building permit to be built in its location. The Planning Board Engineer requested that the location of the

existing septic system be shown on the plan. An approximate location is now marked but there is not a design plan on it as it is an old system.

Site plan review checklist was reviewed for item #4, the survey boundary lines of the site including angles or bearings of the lines, dimensions, street frontage, and the lot area, all easements must be shown. The Planning board Engineer requested the iron pins to the boundary line and Ed confirmed that tie courses were added which connects abutting property to the boundary. Item 10 of existing data and information - vicinity sketch was added by Locust being added to the upper right corner of the plan. Item 16 of proposed development-the location of the building setback, Ed confirmed he added to the corners of the building to the right of way.

Chair Deirdre asked for a motion on completeness. Tim made the motion and Josh seconded the motion. Roll Call vote. Motion carries

Ed mentioned the request for an expedited site plan review. Chair Deirdre explained that the Attorney advised that the Town does not have a full set of procedures to accompany the regulations for expedited review. Ed has asked the Planning Board to not require recording of the final plan, which is specifically noted in the regulations as an option. The Registry of Deeds does not require this nor does Plat regulation. The plat will be available in Town records both in paper format and electronically. There was discussion of Peterson Road and Butter Nut Hill road and what would occur in the future and how to reference. Ed Rogers explained that Butternut is already in public record and is part of an approved subdivision in Greenville, NH and is recorded at the Registry of Deeds. The recorded survey for Butternut Hill Subdivision that was approved reflects both Greenville, NH and New Ipswich, NH. Anyone purchasing in future will know that Peterson road has been proposed to be relocated, if it ever happens. Peterson Road is listed in the Town as a Class V not paved road, however no dedication was found by the engineer and it is noted to be a Class 6 road and that Butternut is required to be upgraded to a Class5 road as a condition of approval. There was further discussion on Peterson Road but determined not relevant to this site plan review application.

Chair Deirdre asked Mr. Edwards to make the well head more protected and reinforced. Deirdre questioned Mr. Edwards as to what the specific business type is. He responded that it is general automotive repair and welding. Chair Deirdre thought it could not be general automotive because he does not have a place for hazardous materials. Mr. Edwards stated he does not have paints or fluids onsite. He does welding and fabricating but he has to have auto repair because he works on automobiles. He occasionally works on brakes. It was determined that Ed will add a note that will adequately capture the limits of this facility based on the dialog with the ZBA.

Chair Deirdre made a motion to approve the application as compliant with the following conditions:

1. ZBA approval for commercial operations.
2. Clarify that ButterNut Hill Road is an alternate to Peterson Road
3. A note on the plans that adequately describes the nature of the activity and limitations of business operations
4. Well head protection

Josh seconded the motion. Roll Call Vote. Motion carries

8:25 Conceptual Consultations –Fieldstone Appleton Road

Chad Branon of Fieldstone used the final approved plan of the Brook Haven Farm, LLC approved subdivision to discuss the proposed development of the remaining 108 acre property with frontage on Appleton and Maki Road, to a cluster development of 32 lots of about 1 acre each with the majority of homes on the east and northeast side of the property. Each property to have their own well and septic and underground utilities. The gravel pit will be closed. They are considering connecting to parcel Map 7 Lot 11 which provides access to RTE 124. Discussion of open land with the conservation commission, 3rd party or HOA to be addressed. Wetland crossings are a topic of consideration as well as connections to other roads. It was determined that a design review may be the next step.

Old/New Business: The Board held a discussion of a proposed amendment to the subdivision regulations which would need a public hearing. There was a court case regarding the interpretation of a dead end road.

The proposal is to reword the regulations to remove that verbiage of dead end. The revised documents from tonight will be used when public meeting is held. Following reformatting of the content to help readability, there was a Motion to bring to public review by Tim. Josh seconded the motion. Roll call vote. Motion carries.

Discussion of shifting meetings due to the absence of Chair Deirdre and school vacations – meeting dates will be February 8, 2023, February 22, 2023, March 8 and March 22.

Ray Somero mentioned that he may be resigning from the Planning Board.

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

Meeting Adjourn at 9:37PM

Respectfully submitted,
Jennifer Minckler
Land Use Administrator