

PLANNING BOARD MEETINGS
SEPTEMBER 4, 2013

PRESENT: Liz Freeman, Vice Chairman, Paul Termin, Oliver Niemi, Michael Conlin, Bert Hamill, Tim Jones, Joanne Meshna

The meeting was called to order at 7:05 p.m. at the Town Office. Tim was appointed to fill Ed's vacancy.

7:05 p.m. Paul Oosterman - Public hearing for two lot subdivision:

Paul recused himself from the hearing as he is an abutter to the proposal.

The applicant and Mr. Ed Rogers, Rogers Engineering Solutions, were present to discuss the application. Mr. Oosterman owns lot 16B/4-4, 149 Mason Road, 7.38 acres, and submitted a two lot subdivision application. Upon subdivision lot 16B/4-4-1 would be 2.0 acres and the remaining lot 16B/4-4 with an existing home would be 5.38 acres. Lot 16B/4-4 with frontage of 50 feet would be a back lot to 16B/4-4-1 with frontage of 320 feet. The Board requested that a note be added to the plan stating lot 16B/4-4 is a back lot to lot 16B/4-4-1.

There is an existing driveway to the house located on lot 16B/4-4 which will service both lots. There will not be another driveway cut onto Mason Road. Driveway easement #1 is a shared driveway agreement for the beginning of the driveway; driveway easement #2 allows the owner of lot 16B/4-4 to cross over lot 16B/4-4-1.

Fire Chief Leel submitted a letter stating there is no fire protection in that neighborhood and urged the Board to recommend sprinklers be installed. The well radius for the existing house extends over the boundary line onto lot 16B/2 approximately 30-40 feet. An alternative well location is shown if a septic system is placed in that area on lot 16B/2. Mr. Rogers added that if that was to happen they would need to be 20 feet from the side setback and 75 feet from wetlands which would not leave much space for the septic system.

Bert made a motion to accept the application as complete. Ollie seconded the motion and it passed unanimously.

Different methods of fire protection were discussed. The applicant offered to put a sprinkler system into the new house. A note will be added to the plan to reflect that.

Referring to the large wetlands on the northern boundary of the lot and the two smaller separate wetlands to the south of that, Bert inquired if they were not one wetland. Mr. Rogers responded that

he had Sharon Monahan delineate the wetlands and they are three distinct wetlands. Sheet S1 depicts the one acre contiguous areas of non-steep and non-wet.

The marker for the new lot was discussed and whether it should be a concrete bound or rebar. It was agreed that it would be rebar with a cap.

Bert made a motion to conditionally approve the two lot subdivision the conditions being:

- 1) addition of a note on the plan stating the new house will have a sprinkler system
- 2) addition of a note on the plan stating lot 16B/4-4 is a back lot to lot 16B/4-4-1
- 3) setting of the pins
- 4) submission of the mylar
- 5) payment of fees

Ollie seconded the motion and it passed unanimously.

8:00 p.m.:

Joanne explained that there are audio tapes for the Planning Board meetings from 1985 through 2006 being stored. The tapes are used for producing the minutes and the minutes are the official record. In 2007 the Planning Board voted to dispose of the audio tape once the minutes were approved. Further Joanne noted that the applications that come before the Board have to be stored forever and storage space is always a factor. Paul made a motion to dispose of all Planning Board audio tapes consistent with the current practice. Bert seconded the motion and it passed unanimously.

Paul made a motion to approve the minutes of the August 17, 2013 meeting. Tim seconded the motion and it passed with 3 abstentions.

Bert made a motion to approve the minutes of the August 7, 2013 meeting. Paul seconded the motion and it passed with one abstention.

Paul questioned Mike about the plans to improve the web site. Joanne noted that the Town Administrator plans to budget for funds to hire a company to create a new web site.

Joanne read an e-mail from Plan NH explaining charrette applications. The Town Administrator is planning to apply for a charrette for New Ipswich. She requested support from the Planning Board. The Planning Board agreed to support the application for the charrette from Plan NH.

Joanne referred to the service agreement between Kent Brown and the Planning Board. Kent added Ned's suggestions to the agreement and Ned approved of the final. Paul made a motion to approve the

services agreement. Ollie seconded the motion and it passed unanimously. Joanne will forward the final agreement to members.

The Board discussed topics for the meeting on the 18th with Senator Gilmore, Representative Coffey and Representative Parison. Design reviews, sprinklers and renewable energy were suggested topics.

The meeting adjourned at 8:30 p.m.

Respectfully submitted,

Joanne Meshna, Land Use Manager