

MINUTES
PLANNING BOARD MEETING
SEPTEMBER 16, 2015

PRESENT: Ed Dekker, Chairman, Bert Hamill, Tim Jones, Deirdre Daley, David Lage, Louise DelPapa

The meeting was called to order at 7:30 p.m. at the Town Office. Deirdre was appointed to fill Liz's vacancy.

The minutes for the September 2, 2015 meeting were reviewed and the following correction was made: Bert referred to page 2, eighth sentence should read; "Any damage or alteration to an **environmentally** sensitive area shall be fully mitigated at a one to one ratio." Bert made a motion to accept the minutes as amended. Tim seconded the motion and it passed unanimously.

Green Farm Road and Jacqueline Drive

A resident from Jacqueline Drive contacted the Town Administrator regarding the paving of Green Farm Road and Jacqueline Drive, and referred to the Planning Board meeting of November 5, 2014. At the Planning Board meeting the builders stated the paving for Green Farm Road was to be scheduled for early Spring of 2015, and Jacqueline Dr. in late Fall of 2015/early Spring of 2016. As of this date, the paving of the roads has not been completed. Ed requested that Louise contact the builders, Gary Litchfield and Tom Murray regarding the paving of the two roads. Louise spoke with Mr. Litchfield who stated that his partner was handling this project and became ill. His partner is doing better, and they are getting quotes for the paving. Mr. Litchfield stated that Green Farm Road will be completed this year and Jacqueline Drive will be completed next year. Mr. Litchfield will inform Louise of the scheduled dates for paving.

Other Business

Louise mentioned to the Board that the Town has received several calls on activity/excavating, and the presence of a front end loader on the property located on Ashburnham Road. The town requested the Building Inspector observe the site. The Building Inspector stated that there is activity on the property and he believes some loads have gone out. Ed stated if this is the case, a Cease and Desist order should be issued. Ed stated since the property is an illegal gravel pit, it would be up to the Selectmen to investigate and issue the order. Ed added the Planning Board will support and help if necessary.

Louise brought up the issue regarding draft minutes being posted on the web site. The Town Administrator wanted to know how the Board felt regarding this issue. After a short discussion, the Board decided the draft minutes will always be available for viewing in the Town Office and as in the past, once the minutes are approved by the Board they will be posted on the web site. The Board thought it would be a good idea to state on the web site that draft minutes for the Planning Board are available for viewing at the Town Office.

Ed wanted the Board's thoughts on the time when the Board meets and regarding two requests to cancel this evening's meeting. Ed stated he decided to not cancel the meeting due to the fact that the request was made on the day of the meeting and it was not an emergency situation. Ed asked the Board if he made the right decision and wanted their input. David Lage stated that he agreed with Ed and that we are an elected Board and our meetings are required. Bert was concerned if the Board makes

decisions at the meeting, the absent members may disagree with the Board's accomplishments. Ed stated he felt this meeting would be an opportunity for discussion and not to make any binding decisions. Deirdre stated the Board was concerned about getting this amendment ready for the public. Ed stated the deadline is in November.

Noise

Ed distributed a fact sheet handout on Noise from Massachusetts Department of Environmental Protection. Ed stated that he and Liz spoke to Steve Ambrose, Audio Consultant, and he suggested an alternative method to regulate the noise. The fact sheet stated: Ban any activity that increased the broadband sound level by more than 10 dB(A) above ambient, or produce a "pure tone" condition – when any octave band center frequency sound pressure level exceeds the two adjacent center frequency sound pressure levels by 3 decibels or more. These criteria are measured both at the property line and at the nearest inhabited residence. Ed stated he just received this information today and was not prepared to discuss details, but felt this method is simpler and an interesting approach to regulate noise. Ed stated Massachusetts uses this and he not had time to review the law 310 CMR 7. 10. Bert would like to pursue this methodology and feels this a reasonable approach and will allow future growth but not in a super expansive manner with a chance to evolve. Ed will spend some time looking at 310 CMR 7. 10 and email information to the Board for review.

Lighting

Ed emailed the link of the model Lighting Ordinance to the Board and he stated he found it very complex. Ed put New Ipswich into the LZ1 category and finds it far more restrictive than what he is proposing. Ed referred to the Master Plan and what the people wanted, a rural area without bright lights. Dave mentioned the State of New Hampshire State Building Code includes the international energy code with and maximum light levels. Dave will send Ed the link to the State Building Code. The Board continued to discuss lighting levels.

Commercial and Industrial Impact

Ed stated he emailed the revised draft of the ordinance with the punch list changes. The items highlighted in blue are things the Board has talked about but the Board did not agree on and are still pending.

The meeting adjourned at 9:00 p.m.

Respectfully submitted by:

Louise DelPapa
Land Use Clerk

