

MINUTES
PLANNING BOARD MEETING
OCTOBER 21, 2015

PRESENT: Ed Dekker, Chairman, Liz Freeman, Tim Jones, Bert Hamill, Ned Nichols, Paul Termin, David Lage, Deirdre Daley, Louise DelPapa

The meeting was called to order at 7:00 p.m. at the Town Office.

The minutes of the October 7, 2015 meeting were reviewed and the following correction was made; page 2, second paragraph, insert; **“Ed stated his opinion that the key sales point for bringing people and business into the Town is the rural character.”** Bert suggested it should be inserted after the sentence, A discussion followed on this subject. Liz made a motion to accept the minutes as amended. Dave seconded the motion and it passed with Paul abstaining.

AECOM LETTER

Ed composed a letter in response to the AECOM letter dated July 27, 2015 and read the letter to the Board. Paul questioned the Board, wondering if any other surrounding Towns received the same letter. Dave stated that no one else has been in favor or providing information requested by AECOM including the Board of Selectmen. The Board of Selectmen stated that public records are available, but they will not participate in providing local knowledge. Tim wanted to know if the Conservation Commission responded to this request and Dave stated the Conservation Commission is remaining neutral and did not respond. A representative from Kinder Morgan emailed the Conservation Commission requesting a meeting to discuss mitigation sometime in October/November and Dave stated the Pipeline Task Force is against this meeting. It is the Task Force’s opinion that as soon as you do something like that, Kinder Morgan will say they are in discussions with the Town and the Town does not want to be in that position. After a short discussion, Ed felt the sense of the Board was to send the letter to AECOM. Paul made a motion to send the letter as drafted by Ed. Liz seconded the motion and it passed unanimously. It was noted that copies of the letter should go to the Board of Selectmen and the Conservation Commission.

NOISE ORDINANCE

Liz stated that Steve Ambrose challenged himself and composed a Noise Ordinance that was kept to one page. The Board took time to review the ordinance. The Table and the dBA limits were discussed. It was noted that the levels were measured at the property line. Bert stated specialized equipment is needed to measure under 30 dba and he questioned the number of districts in town. Ed responded there are three districts and no commercial district. Bert stated the sound levels are too low and that New Ipswich is a lot louder than you think. Bert suggested the daytime baseline level should be 45 dBA, and Paul agreed. Liz stated this table is produced by experts and Steve Ambrose states the Baseline Background is lower than 35 dBA day, 25 dBA night in New Ipswich. A discussion followed regarding traffic noises and traffic count on the main road in town. Ned stated that the proposed noise ordinance would not be passed by the Town, it is too confusing/complex. Liz mentioned it would require some education for the people in Town. Liz suggested adding another line to the chart for a Commercial District. Ed said we need to identify property for a Commercial District and find a place where the property owners and abutters will allow this. Ned states there is no reason why the Town needs a Noise Ordinance at this time. Tim opened a discussion on how to attract small businesses in Town and

suggested finding out how surrounding towns attract businesses. A discussion followed on the placement of a Commercial District in Town. Ed felt that at this time, some members on the Board were not in favor of the Noise Ordinance and wanted to call for a vote. Liz defended the acoustical expertise of Steve Ambrose that drafted this noise ordinance. Liz stated the document is technical and the Town will have a summary of the Ordinance on the ballot. Bert requested the Board take a few weeks and digest the information in the Ordinance and put off a vote until the next meeting. Ed made a motion to table the Noise Ordinance, Bert seconded the motion and it passed unanimously. The Board continued to discuss the possibility of a Commercial District and if it is beneficial for the Town. Dave mentioned that maybe Southwest Regional Planning could help with planning business in our Town. Deirdre mentioned that planning for the future, the Town should begin to build a Town Center to create a sense of community. Dave questioned "how can we make the Town attractive to business" and suggested that should be the Board's focus.

MATTHEW WAY

Ms. Dorothea Guy of 8 Matthew Way stated she could not sell her home due to fact that a Home Owner's Association was not formed. Louise researched the Hillsborough County Registry of Deeds and found that Homes by Craven recorded the Declaration of Condominium on December 18, 2007. The Board stated the Conditions of Approval were met. A letter was drafted to Ms. Guy. Ed read the letter to the Board and signed the letter to be mailed with the approval from the Board. The Board decided that the Condo Documents and the Mylar should be recorded at the same time at the Registry of Deeds.

GREEN FARM ROAD & JACQUELINE DRIVE

Louise spoke to Mr. Litchfield regarding the paving on Green Farm Road that was to be completed by Fall, 2015. Mr. Litchfield stated the paving will not get done this year. The paving company he met with cannot complete the project this year. Mr. Litchfield stated he will pave in the Spring, 2016. The Board discussed the option of partial revocation of the subdivision if all the lots are not sold. Liz mentioned the road must be constructed using Brown Engineering before the paving begins. The Board agreed to send a letter to Mr. Litchfield stating he must complete the paving on both roads by June 2016.

The meeting adjourned at 9:30 p.m.

Respectfully submitted by,

Louise DelPapa
Land Use Clerk

