

MINUTES
PLANNING BOARD MEETING
December 6, 2017

PRESENT: Bert Hamill, Chairman, David Lage, Liz Freeman, Debbie Deaton

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

Bert appointed Debbie to fill the vacancy of Ed Dekker.

The Board reviewed the minutes of the November 15, 2017 meeting. The following corrections will be made:

Subdivision Regulation Amendment: **Based on the discussion at the November 1, 2017 meeting**, Liz rewrote.....

Other Business: ...at a meeting **in** January.

Bert accepted the minutes as written and amended.

7:15 Lee & Diane Somero-Josh & Gwen Krook Lot Line Adjustment, Map 7, Lots 51B & 57: Bert read the Public Notice. Josh Krook and Roger Somero (abutter) Poor Farm Road were in attendance. Liz made a motion to accept the waivers en masse. The motion was seconded by David and passed unanimously. Liz made a motion to accept the application as complete. The motion was seconded by David and passed unanimously. Roger Somero asked for more detail on the lot line adjustment. David showed him the information on the map supplied by Jed Paquin. The Board viewed the original plan dated August 22, 2016. The current plan needs to be revised to reflect the plat approved August 22, 2016 (Registered as Plan #39059).

The lines to be eliminated are not properly shown. Liz mentioned lot 7/57 stated a note needs to be added to the plan that lot 7/57 is a back lot. Liz made a motion to continue the Public Hearing to December 20, 2017 at 7:10 p.m. to look at corrected plans. The motion was seconded by David and passed unanimously.

7:40 Sustainable Landscapes, LLC- Kyle & Meghan Ayer Lot Line Adjustment Map 10, Lots 4 & 4-1: Bert read the Public Notice. Ed Rogers (Surveyor), 296 Poor Farm Road, Kyle Ayer, 179 Appleton Road and Denis Gleeson, 17 Gregg Road, Nashua, NH were in attendance. Liz made a motion to grant waivers. The motion was seconded by David and passed unanimously. David made a motion to accept the application as complete. The motion was seconded by Liz and passed unanimously. David made a motion to accept the Lot Line Adjustment as presented. The motion was seconded by Liz and passed unanimously.

8:00 Subdivision Regulation Amendment: Bert read the Public Notice and the proposed amendment.

Amend Section VIII Final Plat Submission –Application of the New Ipswich Subdivision Regulations by adding the words in bold to paragraph 8:01 sub-paragraph B.7 to read as follows:

B.7. A letter from the Fire Chief **stating** that there is adequate access and water supply (such as cisterns, fire ponds, other local water sources) for fire protection.

Lots being subdivided for One Family Dwellings with Frontage on any existing Class IV or Class V Highway are exempt from this provision.

Steve Riggs, 201 Temple Road and Meredith Lund, Fire Chief were in attendance. Chief Lund stated that she is in total support of this amendment. Liz made a motion to approve the amendment to the Subdivision Regulations. David seconded the motion and it passed unanimously. Liz requested Debbie print a copy of the amendment for signatures of the Board Members at the December 20, 2017 meeting.

Other Business: The Board asked Ed Rogers if he knew of a boundary map of the town. He replied he did not but thought it would be a good Eagle Scout project. The Board discussed this and agreed.

The Board discussed amending the Excavation Regulations. Debbie was asked to amend Mary Pinkham-Langers' sample regulations for review on December 20, 2017.

At 8:15 p.m., Debbie made a motion to adjourn the meeting. The motion was seconded by David and passed unanimously.

Respectfully submitted,

Debbie Deaton, Land Use Clerk