

MINUTES
PLANNING BOARD MEETING
APRIL 20, 2016

PRESENT: Bert Hamill, Chairman, Tim Jones, Paul Termin, Ned Nichols, Dave Lage, Liz Freeman, Louise DelPapa

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

The minutes of the April 6, 2016 meeting were reviewed by the Board. The following correction was made. The fourth paragraph, second sentence should read; "Liz and **Bert** stated their qualifications for the Chairman position and a discussion followed." Bert made the motion to accept the minutes as amended. Dave seconded the motion and it passed unanimously.

Bert made the announcement the Kinder Morgan pipeline project has been suspended indefinitely.

Louise stated Joanne Meshna, Town Administrator received a complaint regarding the Robert Kuusisto gravel pit located at 225 Binney Hill Road. The operation is starting as early as 5:40 a.m. The Board agreed to send a letter to Mr. Kuusisto stating the start time should be 7:00 a.m. The Board requested that Louise compose the letter.

Tim stated he would like to see the Master Plan as a future Agenda item. Paul mentioned the survey conducted is at least twenty years old. Bert requested Louise put it on the list for future items.

7:15: Greg C. and Sharon Somero, Lot 7/87, 16 Wheeler Road
Public Hearing for a 2 lot Subdivision Application

Mike Ploof of Fieldstone Land Consultants presented the two lot subdivision application for Greg and Sharon Somero. The existing lot 7/87 will consist of 2.023 acres and lot 7/87-1 will have 2.382 acres. Lot 7/87-1 will have 210' frontage on Will Drive which is a private road. Mr. Ploof stated Mr. Somero is working on securing an access agreement for the driveway on the private road. He stated letters of approval were received from the Road Agent and the Fire Chief and State subdivision approval is pending at this time. The letter from the Fire Chief referenced Kivela Drive (old name of the road) and the Board requested the letter be corrected to Will Drive. Liz stated the lots needs to have frontage on a class V road or on a road established on a previously approved subdivision plan. Mr. Ploof stated he referenced it on the plan, but he did not have the actual plan with him. Paul made a motion to accept the application as complete with conditions that will be discussed next. Ned seconded the motion and it passed unanimously.

The Board discussed frontage and backlots. Paul questioned Mrs. Kivela (an abutter) on how the road was established. Mrs. Kivela stated it was a driveway, they developed the driveway into a road, and it was named Will Drive. The Board questioned who actually owns the road for the deeds stated the property owners have easements with the right to pass and repass. The abutters all joined in to help the Board with questions in trying to establish who owns the road. After a long discussion the Board stated Mr. Ploof has 3 options for a subdivision approval:

1. Establish Will Drive as a road established in a subdivision approved by the Planning Board and bring in a full size plan of the subdivision.
2. Reconfigure the lots to give 200 feet of frontage on Wheeler Road

3. Make lot 7/87-1 a back lot with access over an easement on Will Drive.

Dave made a motion to continue the hearing to May 4, 2016 at 7:45. Liz seconded the motion and it passed unanimously.

Bert stated the Board will now go into a non-public session for pending legal litigation. Dave made a motion to move to a non-public session, RSA 91-A;3 II E. Ned seconded the motion and it was approved unanimously.

Dave made a motion to seal the minutes of the non-public session until the final resolution of the USA Properties case. Liz seconded the motion and it was passed unanimously.

New Business:

Liz made a motion to begin the meetings at 7:30 p.m. starting with the first meeting in May. Ned seconded the motion. Five members were in favor and one member was opposed.

Bert stated he would like to keep the meetings to two hours. Future agenda items will be discussed at the meetings. Board members with agenda items can email them to Bert or Louise.

The meeting adjourned at 9:45 p.m.

Respectfully submitted by:

Louise DelPapa
Land Use Clerk

