

MINUTES  
PLANNING BOARD MEETING  
June 1, 2016

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

The meeting was called to order at 7:30 p.m. at the Town Office.

The Board reviewed the minutes of the May 18, 2016 meeting and Bert accepted the minutes as recorded.

**USA Properties**

Bert stated the meeting with USA Properties (USA) was cancelled due to the improper notification of the hearing. The hearing has been rescheduled to July 6, 2016 at 8:15 p.m. The Board discussed having Attorney Kinyon present at the hearing and decided to wait and see the outcome of the meeting. Dave stated USA appeared in front of the Board of Selectmen on May 31, 2016 and requested to extend Stowell Road to Temple with trimming of the trees and the installation of gates and bars. The Board of Selectmen did not make any decision on the matter; it was an informational meeting. The Board of Selectmen suggested USA speak to the Temple Board of Selectmen.

**Gary Litchfield, Builders Land Company, Jacqueline Drive and Green Farm Road**

Bert stated that he visited Green Farm Road and Jacqueline Drive with Peter Goewey, Director of Public Works, and Kent Brown, Town Engineer, to document the condition of the roads. Upon inspection it was noted the base coat was only one inch. The roads have deteriorated and before the final paving can be completed the base coat must be repaired. Bert stated that Mr. Litchfield would like to see Kent Brown's report before he begins the paving project. The Board agreed that Mr. Litchfield should have a copy of the report. Bert stated he will draft a letter with the conditions for repairing the road. Mr. Robert McArthur was invited to speak from the audience. Mr. McArthur lives on Jacqueline Drive and requested a copy of the letter and the report to present to the Roads Committee and Bert agreed to do so. Bert stated Mr. Litchfield must do core samples on the roads. Dave stated, if the core sample shows the base is good, it can be cut up where it is broken, patched and a heavier top coat applied. If the base coat is inadequate, it will need to be pulverized and the road paved according to the approved plan. Bert stated from his observation there was no apparent sub base, just dirt, and the drainage structures are also in poor repair. Deirdre wanted to know if the Board should have Kent Brown give an estimate of the repairs and then raise the amount of the bond. Liz wanted to know what the strategy will be of the Board if the bond is not adequate and a discussion followed. The Board decided occupancy permits should be withheld for any lots not yet built on. Mr. Litchfield is scheduled to meet with the Planning Board on July 6, 2016 to discuss the paving project.

### **Performance Bond Amendment**

Bert requested comments from the Board on how to accomplish finishing the project for the Performance Bond Amendment which Ed and Liz have worked on. Bert stated he received an email from Ned with his input on the amendment and will email it to the Board. Ed and Tim suggested a meeting with Attorney Gary Kinyon to discuss securities and compose a list of questions for him. Deirdre would like to have some type of monitoring in place for bonds regarding annual increases. Dave read RSA 674:36 III B regarding performance bonds/securities and a discussion followed. Dave stated he will contact the NH Municipal Association's Attorney to get a clarification of the RSA and report back to the Board. Ed stated he will call Attorney Kinyon to get his clarification on bonds and letters of credit along with his recommendations and the reasons why. A work session on the amendment will be held on the June 15, 2016 meeting.

### **Master Plan**

Bert stated the Master Plan presentation from Tim will be scheduled for the July 20, 2016 Board meeting.

### **Conservation Commission**

Karen Miller and Lisa Oden will be scheduled to meet with the Board on the July 20, 2016 meeting at 7:40 p.m. regarding the Ground Water Protection Ordinance. The Board will guide them on how they should approach the project.

### **Other Business**

Bert requested that emailed information sent to the Board members be brought to the meeting in order for Louise to remain in the meeting and avoid leaving the room to make copies. Information will be emailed out a week in advance to the Board. The Board agreed to have a recess if Louise needs to make copies.

Ed did not have his research on measuring light completed for the Dark Sky Ordinance. Louise will email a reminder to Ed.

The public hearings for the amendments will be scheduled for a future date. The Board would like to wait for completion of the Performance Bond Amendment.

The meeting adjourned at 9:20.

Respectfully submitted by:

Louise DelPapa, Land Use Clerk



