

MINUTES  
PLANNING BOARD MEETING  
June 15, 2016

PRESENT: Bert Hamill, Chairman, Ed Dekker, Ned Nichols, Paul Termin, 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 June 1, 2016 meeting. The following correction was made: the bottom of the first page, the sentence should read; "The Board decided occupancy permits should be withheld for any lots not yet built on." Bert accepted the minutes as amended.

**USA Properties**

Ed stated he spoke to a member of the Temple Board of Selectmen regarding opening Stowell Road with trimming the trees and gates and bars. Ed stated the Town of New Ipswich requires the road to be paved to class V standards and the Temple Board will apply the same standards.

**Green Farm Road and Jacqueline Drive**

Bert stated the Board will be meeting with Mr. Gary Litchfield of Builders Land Co. on July 6, 2016. The Board decided to hold off on issuing occupancy permits on lots that are yet to be sold on Kennybeck Court if Mr. Litchfield does not complete the paving of both roads. The Board will notify Rick Donovan, Building Inspector regarding this issue.

**7:40: Kenny Lehtonen, 83 Smithville Road, lot 8/47**

*Application for a three lot subdivision*

Mike Ploof of Fieldstone Land Consultants presented the subdivision application for Kenneth & Carisa Lehtonen. The proposed application is to subdivide two new lots from lot 8/47 that has a home and garage on it. The property is located in both the Rural District and Village District I. Lot 8/47 will consist of 2.9 acres, lot 8/47-3 will consist of 2.21 acres, and lot 8/47-4 will consist of 2.192 acres, and the latter two lots will share a driveway. No wetlands are on site and this is stated in the notes.

The Board reviewed the missing information and pending items identified by Kent Brown. Mr. Ploof distributed the revised plan and stated the plan addressed all the items that are missing. Mr. Ploof presented a diagram indicating the location of steep slopes and stated the areas shaded in gray are less than 15% and everything not shaded is steep. Liz questioned if anything was over 25% and he stated very little is over 15%.

Ned made a motion to accept the application as complete. Ed seconded the motion and it passed unanimously.

The Board discussed the driveway design. The steepest part of the shared driveway is 14.5% and the road is designed to be 12 feet wide. The Board's concerns were sight distance and drainage issues. Mr. Lehtonen offered to build the driveway at 16 feet wide all the way to station 2+00, with 14 feet paved and 2 feet gravel and the Board requested he modify the plan. Bert requested the easement be annotated on the plan with distances and bearings for construction layout. Dave discussed the two different options on the detail sheet for construction of swales and stated from station 1+00 to 3+00 should be riprap. Bert requested the grass swales be annotated on the plan. The Board discussed the construction of the driveway and the amount of time the applicant has to build the drive and discussed a bond for drainage, check dams and erosion. Liz requested that Kent Brown review the driveway plan and specify a time for completion after which erosion could become an issue. The Board would like to wait for Kent Brown's recommendation. Bert made a motion to continue the hearing to July 20, 2016 at 8:30. Ned seconded the motion and it passed unanimously.

### **Occupancy Permit**

Deirdre wanted to know if the Building Inspector has a checklist when issuing occupancy permits. The Board would like to meet with the Building Inspector to discuss this issue and have the Planning Board and other departments sign off on the occupancy permit.

### **Electronic Files**

The Board discussed submission requirements for subdivision applications. The Board would like to have the engineers and surveyors submit the plans electronically for advance viewing. The Board will write the amendment to change the subdivision regulations. Ed requested Louise search for past Board meetings when this topic was discussed.

### **Performance Bond Amendment**

The Board discussed irrevocable letters of credit vs. performance Bonds and RSA 674:36 III. (b). Liz and Ed wanted limited types of security to a letter of credit or cash/passbook. Dave stated the Board also needs to allow a performance bond. The Board discussed Attorney Kinyon's and the New Hampshire Municipal Association's email response with their interpretation of the RSA. After a lengthy discussion the Board agreed they must resolve the difference of opinion of the Board members and the attorneys. Bert stated the Board needs a consensus and questioned if the Board wanted to allow a performance bond; 5 members were in favor and 2 members were opposed and the issue was resolved without seeking legal opinions.

The meeting adjourned at 9:45 p.m.

Respectfully submitted by: Louise DelPapa, Land Use Clerk

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