

MINUTES  
PLANNING BOARD MEETING  
July 20, 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.

Bert appointed Deirdre to fill in for Paul.

The Board reviewed the minutes of the July 6, 2016 meeting. The following corrections were made: The second page, first paragraph, the second sentence should read; **"The letter rejected Mr. Simpson's request to have Moran Road in Temple upgraded."** The second page, fourth paragraph, eighth and ninth sentences should read; **"He said the Board has worked with the applicant and told USA Properties at the first design meeting of the issues with density and dead end streets. The Board has attempted to work with the applicant and help create a proposal that is consistent with our regulations."** The second page, fourth paragraph, tenth sentence should read; "Liz stated when Mr. Dekker and Ms. Freeman were referred to in court, the reference was to a joint hearing between the Planning Board and Zoning Board and she feels the court was referring to the two chairs, one being Ms. Wendy Freeman and not her." The second page, item # 4; omit **of slopes**. Page 3, item # 7; the sentence should read; The Board **discussed** requesting a report from a qualified engineer/designer for **each** lot." Page 3, item # 9 should state **Drainage** and the second sentence in item # 9 should read; The Board **discussed** having Kent Brown review the erosion control plan if Kent feels it is warranted. Page 3, item # eleven, the last sentence should read; "The Board **discussed** having a **traffic** engineer complete the study. Page 3, Paul made a motion to adjourn the meeting at 9:30. The Board **voted** with one in favor and 6 opposed. Paul left the meeting and Bert appointed Deirdre to fill in for Paul. Page four, item # 15; omit the word addressed and replace with **previously discussed**. Page 2, first paragraph, the second sentence should read; "If the special exception is approved, the Board **will discuss** if Mr. Poole will need to meet with the Planning Board for a Site Plan review."

Bert accepted the minutes as amended.

Conservation Commission, Karen Miller, Lisa Oden and Dave McTigue  
Ground Water Protection Ordinance/Stream Buffer Ordinance

Karen stated she would like to rejuvenate the Ground Water Protection Ordinance and introduce a Stream Buffer Ordinance and work together with the Planning Board. Lisa distributed two maps showing aquifers and well head protection areas. Lisa stated the maps will need to be identified/named. Dave McTigue stated there are missing elements on the maps and he will report it to the State data base for updating. A discussion followed regarding how to write the ordinance. The Board had several questions regarding the reasoning for

writing this ordinance which were: what do you want to protect, how will it be protected, and how will it be enforced. Liz stated Bob Boynton submitted an initial draft (based on a State template) and Liz worked on fixing some of the issues. Bert requested a copy of a new draft ordinance and the Board will provide guidance. Liz and Ed volunteered to help with the language and the formatting of the ordinance. Bert requested the draft be in PDF form and be submitted a week before they want to meet with the Board.

#### **8:30 Kenny Lehtonen, 83 Smithville Road, 3 lot subdivision**

Bert read an email from Michael Ploof, Fieldstone Land Consultants, representing Kenny Lehtonen, requesting a continuance for the hearing to be held on July 20, 2016. The hearing has been rescheduled to August 17, 2016 at 8:00 p.m.

#### **Master Plan Presentation, Tim Jones**

Tim stated his goal in reviewing the Master Plan is to get a general agreement from the Board and wanted to know if the plan is still valid. Tim stated at the time the plan was completed, the Town was concerned with urban sprawl from Massachusetts and he said he was not concerned with this item at this time. Ed did not want to discard this item and Deirdre mentioned it is a good time to deal with growth when the times are slow. The Board discussed the survey questions that were distributed and compiled in 2004 and questioned if they were still valid today. The Board discussed having a professional firm conduct a survey and get an accurate collection of data. The cost of the survey is a concern and Deirdre stated this will be a good time to put money aside in the Capital Improvement account. The Vision Chapter of the plan will need to be updated and the Board agreed it would be a huge task and costly. Tim mentioned Peterborough recently completed a survey and Bert requested Tim contact the Town Administrator and ask who conducted the survey and the cost. Ed suggested the same questions should be asked on Plan-link and this would provide answers from around the State. Bert would like Tim to report back at the August 16, 2016 meeting with his research.

#### **William Poole, 11 Porter Hill Road - Discussion**

The Board discussed the Zoning Board's recent approval for William Poole to operate a retail chocolate shop and the possibility of the modification of his site plan. Mr. Poole's Expedited Site Plan was approved by the Planning Board in July 2015. In Mr. Poole's testimony, he stated he would be selling his candy to guests of the Bed & Breakfast, at Farmer's Markets, on-line and not have an actual retail business at his residence. A discussion followed and Ed made a motion not to require an Expedited Site Plan review and to write a letter to Mr. Poole stating the Board has decided to interpret guests at your Bed & Breakfast to include customers at your chocolate shop within the Bed & Breakfast. Ned seconded the motion and it passed unanimously.

#### **Stephen Kouropoulos, Hubbard Pond Road, Gravel Pit Complaint**

The Town Administrator received a complaint regarding trucks entering and exiting the gravel pit and wanting to know when the operation will be closing. The neighbor stated he is taking in more material than is going out. Bert stated he visited the site on July 16, and found he is making progress and expanding his pit to take care of the slopes. Bert stated it appears he is taking more material in than bringing out which will aid in closing the pit and taking care of the steep slopes. A discussion followed and the Board will let the neighbor know that the pit will not be closing soon and Mr. Kouropoulos has the right to continue operating the pit.

The meeting adjourned at 10:15 p.m.

Respectfully submitted,

Louise DelPapa  
Land Use Clerk

