

MINUTES
PLANNING BOARD MEETING
NOVEMBER 2, 2016

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

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

Deirdre was appointed to fill in for Ed.

The Board reviewed the minutes of the October 19, 2016 meeting and the following corrections were made: second page, third and fourth paragraph, change the word and to **an**. Page 3, Budget Review, change November to **October**. Page 3, Other Business, the sentence should read, "Tim stated when the Board is discussing critical issues and **if** a member is passionate about an issue." Third page, 8:30, "Paul and **Ned** left the meeting."

Bert approved the minutes as amended.

Chairman's Comments

Bert stated the Board will need copies of the Site Plan and Subdivision amendments for the November 16, 2016 meeting and they will need to be certified by the members of the Board.

Bert stated Mr. Litchfield contacted Louise and informed her the paving of Green Farm Road and Jacqueline Drive will not be completed this year as promised. Bert stated the Board has three options: call the bond, partial revocation of the subdivision on Kennybeck Court, or get an estimate on the cost to complete the project and request Mr. Litchfield increase the bond. The Board agreed a letter should be composed to Mr. Litchfield informing him of his options. Bert will consult with Attorney Kinyon on the legal ramifications of calling the bond and revocation of the subdivision. Dave stated he would speak to Peter Gowey, Director of Public works and request he contact R & D Paving for the estimate on the paving of Green Farm and Jacqueline Drive. Bert will review the bond and if the amount is insufficient he will compose a letter to Mr. Litchfield and request he meet with the Board on November 16, 2016.

7:10: USA Properties, Mr. Bruce Simpson, President
Continuance of the hearing for a 47 lot subdivision, Stowell Road

Mr. Simpson stated Mr. Holden forwarded the plans to Kent Brown Engineering for review. He also stated it was his understanding the meeting this evening was for him to discuss the status of the project. The Board discussed the off-site improvements and traffic study for the project. Bert stated he sent a letter to Mr. Simpson regarding Mr. Pernaw and Kent Brown collaborating on the project. Mr. Simpson stated a traffic study was submitted to the Board

completed by William Rossignol for Stowell Road. He will submit it again electronically to the Land Use Office and to Kent Brown along with the study completed by Mr. Pernaw. The Board agreed if the traffic study is adequate Kent Brown can complete the review of the need for off-site improvements. The Board and Mr. Simpson agreed if Kent Brown needs additional information about the traffic study, William Rossignol can be consulted. The Board has requested Kent Brown give an estimate on the cost for Mr. Simpson's approval. The Board discussed having Kent Brown review the Water Supply and Hydrogeologic Evaluation completed for the Craven project and if Kent feels the report is not adequate, he will need to consult with a Hydrogeologist. Mr. Simpson questioned the cost and requested an estimate. Ned stated he recalled Kent Brown suggested a High Intensity Soil Survey, (HISS) and Bert stated he would speak to Kent regarding the survey. Liz made a motion to continue the hearing to January 18, 2017 at 7:10. Deidre seconded the motion and it passed unanimously.

7:30: Lisa Oden and Karen Miller, Conservation Commission
Stream Buffer Ordinance and Ground Water Protection Ordinance

Lisa presented the revised Stream Buffer Ordinance and reviewed the changes suggested by the Board at the meeting held on October 5, 2016. Lisa stated the changes are adding a Grandfather Provisions section at the beginning of the ordinance, deleting the herbicides/pesticides section and the list of Water Pollution Hazards. A discussion followed and the consensus of the Board was for Lisa to continue writing the ordinance using strike outs to show the changes. Paul and Ned expressed their concerns and were not in favor of the ordinance. Liz stated the notice will need to be submitted to the paper on December 5th in order for it to be posted in the paper for December 8th. The Board scheduled to meet with Lisa on November 16th at 8:30 to discuss the ordinance.

Karen presented the revised Ground Water Protection Ordinance and reviewed the changes suggested by the Board at the meeting held on October 5, 2016. A discussion followed and the following changes were made:

- Section E, at the end of the second paragraph add **"This ordinance does not apply to private residences."**
- Junk yard definitions, need to clarify the last sentence.
- Delete outdoor storage definition and incorporate the explanation in item 4b.
- District boundaries, the board discussed adding copies of the map to the ordinance by adding an appendix or an exhibit.
- Prohibited Uses, item b., should read, "The outdoor storage of road salt or other deicing chemicals in bulk **that are not protected from the elements by a roof, walls and floor of impervious surface.**"
- Page 4, item a., add **exempt household/private residences.**
- Page 4, item b. strike and write a site plan regulation for storm water management.
- Page 4, item c., strike 2010 and change to **as amended.**
- Page 5, item f., strike f and use the alternate wording.

- Page 5, existing non-conformance use, Liz will come up with new wording for clarification.

9:10: Paul and Ned left the meeting.

- Page 5, strike item 11.
- Page 5, strike item 12.

The consensus of the Board is to make the corrections and move forward with the ordinance. The Board scheduled to meet with Karen on November 16th to discuss the ordinance.

Tim's recommendation on the Master Plan was rescheduled to the December 7, 2016 meeting.

The meeting adjourned 9:45.

Respectfully submitted,

Louise DelPapa
Land Use Clerk