

PLANNING BOARD MINUTES
JULY 15, 2015

PRESENT: Ed Dekker, Chairman, Liz Freeman, Bert Hamill, Woody Meiszner, Tim Jones, Louise DelPapa

The meeting was called to order at 7:35 p.m. at the Town Office.

The July 1, 2015 minutes were reviewed and the following corrections made: 7:45 p.m. Nickson Family Revocable Trust, item #1 should read; " Mr. Shea stated the major correction **referring to note 5** was the parcel of land on the east side of Asburnham Road, lot 16 east will be attached to 16 West." Item # 2 should read; "The Barn on lot 16 has been removed **from the plat.**" On page 2, Road Bonds, the 4th sentence should read; "It was agreed **if there is no security for the road the final approval should not be until the road has been completed.**" Page 2, Road Bonds, the fifth sentence should read; "Liz stated **this means** there is no lot to buy until the road is built or until the money is available to build the road." Bert made the motion to accept the minutes of July 1, 2015 as amended. Tim seconded the motion and it was passed unanimously.

7:45 William Poole, 11 Porter Hill Road - Public Hearing for Site Plan Application

Mr. Poole submitted an application for an Expedited Site Plan Review at 11 Porter Hill Road, Map 11, Lot 6-1, Village District 1. He referred to the Planning Board informational meeting of June 17, 2015 when he met with the Board and reviewed the items to be addressed in his application. Mr. Poole stated he will not be adding additional lighting and there will be no new signage. Ed stated Mr. Poole will need to put that in writing and that this document will be binding. Mr. Poole did state that there is an existing sign that will remain on the property. Mr. Poole will submit the letter on the following day (July 16, 2015) to the Town Office to satisfy the Board's request. Mr. Poole submitted a drawing of the property and stated he has six parking spaces which will provide ample parking for the inn. Mr. Poole submitted a letter from Steve Eaton regarding the Zoning Board approval of William Poole for a 4 bedroom inn and confectionary kitchen of the state approved and installed septic system capacity. Based on this review, Mr. Eaton states the 900 gallons per day capacity is more than adequate to support the approved usage. Bert made the motion to conditionally approve the application with the condition of the submission of the letter stating no additional lighting and signage. Liz seconded the motion and it was passed unanimously.

8:00 New Ipswich Industrial and Commercial Impact Ordinance

The Board reviewed and discussed the Industrial and Commercial Impact Ordinance and the following changes were made: It was noted that lettering and numbers were not in order and were corrected as the Board reviewed the ordinance. Letter A PURPOSE, omit **the** after supplementing the Site Plan Requirements. Page 2, the definition of Commerce was not in alphabetical order. Bert suggested we add CIF to Definitions. Page 4, Useful Life, the sentence should read "**for a** continuous period of twelve (12) months." Page 7, newly numbered 5 add in **The Planning Board may require a bond for infrastructure that is damage during construction.** Page 8, letter d. Ground and Surface Water, the first sentence, add a comma after waters. Page 9, 10 v. should read; whether the view is directly ahead over extended distances;" Page 10, Letter F, the sentence should read; Impacts on the Natural Environment, **lighting** and other impacts which may arise." Page 10, number 1, Decommissioning Costs. The sentence should read; The Planning board may require an estimate **for the** total costs" also in the same sentence, **the report** shall be submitted to the Planning Board every fifth year of operation. The Board discussed inserting some type of bonding or financial assurance to cover the cost of

decommissioning. Page 10, number 2, Noise compliance report, the sentence should read CIF **has** become operational and at any time the **Selectmen** or the **the Planning Board** deems it necessary due to the number of complaints received. Page 11, letter d, the sentence should read; Noise measurements shall be taken with the CIF **operating and non operating** any background (ambient) noise to be accounted for. Page 11, letter h, the sentence should read; The CIF shall be **operating** at maximum capacity and maximum power. Page 11, number 3, insert **and Board of Selectmen** in 2 places in the paragraph. In the same paragraph, the Board discussed the sentence, the report shall be determined by a professional and the Board needs to determine what type of professional and determine the list that the report should comply with. Page 12, G, b, i., change Section II to read **Section I**. Page 13, G, e, Change Section II to read **Section I**. Page 13, G, g, change Section H to **Section I**. Page 14, I, 1, insert **and any associated** (after CIF). Page 14, I, 2 insert **and any associated** (after 2 CIF in the paragraph). Page 15/16 DECOMMISSIONING: 3, a. The Board discussed inserting **signage** and changing the depth of four (4) feet to **ten (10) feet**. Ed will make the necessary corrections/additions and distribute the ordinance to the Board.

Ed stated this ordinance must be generalized and he would like to have this completed in order to post by November. The Board will distribute this ordinance to the surrounding towns.

Woody updated the Board on the pipeline and a short discussion followed.

The meeting adjourned at 9:15.

Respectfully submitted by:

Louise DelPapa
Land Use Clerk