

MINUTES  
PLANNING BOARD MEETING  
June 7, 2017

PRESENT: Bert Hamill, Chairman, Liz Freeman, Ed Dekker, Paul Termin, David Lage, Tim Jones, Dierdre Daly, Ned Nichols, Debbie Romanowski, Joanne Meshna

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

The Board reviewed the minutes of the May 3, 2017 meeting and Bert accepted them as written.

Correspondence: Lee Somero has an interested buyer for Lot 7/47-2 on North Road, who has health concerns regarding the 20 x 20 delineated wetlands on the property. Mr. Somero asked the Board if the buyer could fill in the area with dirt so the water would drain evenly and not pool. Liz suggested it could be a vernal pool. The Board decided Mr. Somero needed to apply to the Zoning Board of Adjustment for a variance and to the state for a Dredge and Fill permit.

Old Questionnaires: Joanne and Debbie asked if they could throw away the old questionnaires used to compile the Master Plan that are in the basement. It was agreed to keep one blank questionnaire and destroy the rest.

Lehtonen subdivision, Smithville Road: Mr. Kenny Lehtonen has conditional approval for installing a dry hydrant for the Smithville Road subdivision (December 21, 2016 meeting). Mr. Lehtonen stated that he has been unable to get in touch with the landowner of the abutting property regarding the installation of the dry hydrant and wanted to know if he can remove the condition of approval. Bert stated that because it was part of a public hearing, the hearing would have to be re-opened. Mr. Lehtonen stated that he would formally apply to re-open the meeting. If the formal application is received and abutters notified in time, the Board will hear Mr. Lehtonen at the June 21, 2017 meeting.

Deirdre suggested the Board determine a position on dry hydrants. Bert stated that the Board should have a discussion to amend the regulations to not require a letter from the Fire Chief or assume authority to approve, disapprove or condition projects accordingly.

Green Farm Road and Jacqueline Drive Paving: Bert spoke with Mr. Gary Litchfield who said he was working with a paving company but there is still no date for paving. Ned suggested the Board start the process of calling the bond and the Board was in agreement. Bert will make necessary calls, start research and draft a letter. Liz suggested calling the NHMA for information on the process. Bert will provide information and present it to the Board on June 21, 2017.

USA Properties: Kent questioned Bert on the status of the project. Bert stated that it was at a full stop. Mr. Simpson is scheduled for the June 21, 2017 meeting.

Master Plan: Ed and Paul did not think the Plan was out of date. Deirdre made a motion to move the Master Plan discussion until after the March election. The motion was not seconded. The Board agreed to revisit the Master Plan discussion after December 31, 2017.

Stormwater Control: Bert looked at 40 different towns. New Ipswich does not specify a set of standards to use to determine rainfall runoff and looks at a 10 year Event where the Standard is a 100 year Event. Bert and David stated the Board should leave residential alone with the exception of large subdivisions, cluster developments and commercial. New Ipswich is at 2 ½% impervious. Liz handed out Brookline's Stormwater Regulations. A general set of standards with verbiage for exceptions is needed. Also, the Zoning Ordinance should have comprehensive Stormwater Regulations that refer back to Site Plan Regulations. The Board needs to determine how to proceed with Stormwater control. The Board will have a one hour discussion on Stormwater Control and dry hydrants at the July 19, 2017 meeting.

Paul made a motion to adjourn the meeting. The motion was seconded and passed unanimously at 8:55 p.m.

Respectfully submitted,  
Debbie Romanowski, Land Use Clerk