

PLANNING BOARD MEETING  
MAY 7, 2014

PRESENT: Ed Dekker, Chairman, Ned Nichols, Paul Term, Liz Freeman, Bert Hamill, Tim Jones, Joanne Meshna

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

7:00 p.m. Michael and Heidi Walker - Public hearing for two lot subdivision:

Mr. Michael Ploof from Fieldstone Consultants presented the plan to the Board. The applicants own lot 11/41, 5.621 acres, on Wyman Road and propose to subdivide the lot into two - lot 11/41-1 would contain 3.140 acres and lot 11/41 would contain 2.481 acres of contiguous area without wetlands, surface waters or slopes greater than 15%. There is a woods road that runs from lot 11/41-1 through 11/41 to lot 11/73B which is also owned by the Walkers. There are no structures on either lot except for a small foundation on lot 11/41-1.

The Board determined completeness by reviewing the checklist. The following items were incomplete or required further information:

#21 - certification of licensed civil engineer or registered land surveyor that soils transcriptions have been accurately performed - The Board requested a note be added to the plan to that effect.

#49 - a letter from the Fire Chief stating there is an adequate source of water for fire protection.

#50 - drainage plan - Mr. Ploof submitted a waiver request as follows: Fieldstone Consultants requests a waiver of the requirement for a drainage plan including storm drains, culverts, related installation, catch basins, gutters and manholes as per Subdivision Regulations Appendix B:5. Given the minimal impacts of this subdivision together with no structures being proposed, we respectfully request a waiver from this requirement."

#55 - a letter from the Fire Chief and the Road Agent that the turnaround on Wyman Road is adequate .

#58 - letters need to be sent to PSNH, Comcast and Fairpoint

Liz made a motion to accept the subdivision application as complete. Bert seconded the motion and it passed unanimously.

The Board then determined compliance. The woods road was discussed and whether easements were required. Mr. Ploof explained it is more of a path than road and has been used by Mr. Walker to get from the field on lot 11/41 to his house on lot 11/73B. It was agreed that the Mr. Ploof would remove

the woods road from the plan and add a note that no easements are being created and no easements exist between the lots.

Wyman Road is a dead end road. The new lot being created is approximately 300 feet from the intersection of Thayer Road and Wyman Road. A previous subdivision on the other side of Wyman Road proposed a turnaround at the end of Wyman Road. Letters from the Road Agent and Fire Chief are required regarding the adequacy of the turnaround. It was not clear that the turnaround had been built. Also in the previous subdivision, a 17 foot easement to the Town on Wyman Road to bring the width up to 50 feet was dedicated.

There are no slopes on the lots over 15%. There is a delineated wetland on the southerly border of lot 11/41.

Liz made a motion to grant the waiver for a drainage plan. Bert seconded the motion and it passed unanimously.

Bert noted that since the Town Engineer did not review the subdivision application, the fees for that review are waived.

Liz made a motion to conditionally approve the two lot subdivision, the conditions being:

- 1) addition of a note on the plan that the soils transcription have been accurately recorded
- 2) submission of copies of letters sent to PSNH, Comcast and Fairpoint
- 3) addition of a note on the plan that there are no easements being created and no easements existing between the lots and removal of the woods road on the plan
- 4) receipt of a letter from the Fire Chief on the adequacy of the turnaround and fire protection
- 5) receipt of a letter from the Road Agent on the adequacy of the turnaround
- 6) state subdivision approval
- 7) addition of a 75'x75' square on both lots
- 8) payment of fees

Paul seconded the motion and it passed unanimously.

8:15 p.m.:

Joanne informed the Board that Pioneer Green was in the process of removing the met tower on Kidder Mountain. The Building Inspector will be asked to view the site once the removal is complete so the \$5,000 bond can be returned.

The subdivision approval for Hemlock Hills was reviewed. At this time there is no action to be taken by the Board. The bonds remain in place.

Members were asked to get their comments to Tim regarding the action items in the Vision chapter of the Master Plan.

The meeting adjourned at 9:20 p.m.

Respectfully submitted,

Joanne Meshna  
Land Use Manager