

ZONING BOARD OF ADJUSTMENT  
October 4, 2018

PRESENT: Wendy Juchnevics-Freeman, Chairman, David Lage, Vice Chairman, Walker Farrey, Stan Long, Edwin Somero, Lori Rautiola

The meeting was called to order at the Town Office on October 4, 2018 at 7 p.m.

7:15p.m. USA Properties Inc., Bruce Simpson- Lot 10/7, Stowell Road-Continuation of a public hearing:  
The hearing was continued from August 2, 2018. Mr. Simpson stated the number of buildings has been reduced from nine to five and they shifted the buildings about 25 feet. further away from the property line due to the concerns of the board/abutters at the August hearing. David questioned if the applicant rotated the buildings or just moved them away from boundary line. Mr. Simpson responded they did not rotate them but moved them further away. David asked for updated plans showing the proposed building locations. Mr. Simpson stated his engineer, Mr. Holden, could not attend the meeting and he did not have an updated set of plans.

Wendy stated the applicant was ill prepared and suggested he continue the public hearing, adding the Board has asked for numbers on the amount of acreage of standing water that would be subtracted from the 98 acre parcel, and other items. Wendy stated the following items are needed for the Board to review: calculations and the exact number of standing water, an updated map with a legend showing exactly what is being proposed including the position of the buildings. Wendy also asked for the applicant to check the answers on the variance application to ensure they are still current.

There was discussion on the abutting properties. David questioned if the units would have an age restriction of 55 and older and Mr. Simpson stated that was not the plan he intended and would clarify this on the application. Walker recalled the last public hearing and the concerns regarding water draining onto the abutter's property. David stated he recalled Mr. Holden had stated the water would be contained on site. Mr. Simpson stated the drainage will not increase the neighbor's water issue and they may even be able to create less flow once they get in there and start the work. He continued stating the drainage plan be submitted to the Planning Board. Wendy asked the applicant to show clarification on the water drainage at the next hearing.

Abutters were asked to speak: Mr. Peter Barry, 125 Green Farm Road, stated he was concerned with the water drainage and the increase in traffic on Stowell Road.

Walker made a motion to continue the public hearing. Edwin seconded the motion and it passed unanimously. The public hearing was scheduled for November 1, 2018 at 7 p.m.

The 2019 budget was discussed. Training sessions were discussed and Lori will forward all educational information to the Board members. The budget will remain the same as 2018. Stan made a motion to approve the proposed budget of \$1304.00. Walker seconded the motion and it passed unanimously.

The minutes of the September 6, 2018 meeting were reviewed. David made a motion to approve the minutes as written. Walker seconded the motion and it passed unanimously.

David asked if there were any changes to the ordinance that may need to be done before March. Wendy noted there may be some clarifications that need to be revised. David noted the Planning Board was working on some changes to the excavation and subdivision regulations. Lori will follow up and bring forth any drafts regarding excavation regulations. Wendy noted the Board will continue the discussion on revisions/clarifications at the next meeting.

David reported a landowner installed a bridge across the Souhegan River (off River Road). He stated the bridge was placed on existing abutments. The owner's engineer contacted the Town to see if any permits were required and proceeded to install the bridge. David noted he had concerns regarding the engineering of the bridge. The Planning Board has requested the applicant proceed through the proper channels of the Planning Board, Zoning Board, and Fire Department etc., and has notified NHDES.

The meeting adjourned at 8:00 p.m.

Respectfully submitted,

Lori Rautiola  
Land Use Clerk