

**PLANNING BOARD**

**JULY 20, 2006**

**MEMORIAL BUILDING**

**7:00 P.M.**

*The following are to be considered draft minutes only until approved by the Board at their next meeting.*

**Present:** Planning Board - Andy D'Amico, Linda Welch, Darrin Patten, Kevin Lee, Peter Keene, and alternate Ken Rodgers. Zoning Board Member – Mark O'Halloran, B. Manning and Liz Manning, Keith and Susan Cutting, and Engineer Ross Stevens. Neal Huntoon arrived around 7:30 p.m.

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

**Minutes:** The Board unanimously approved the minutes of June 15, 2006 and June 29, 2006 as written.

**Literature and Correspondence:** The Board reviewed information regarding upcoming seminars, and the Municipal Law Lecture Series.

**Consultation – Jennifer and Andrew Best:** Consultation withdrawn.

**Rodgers Subdivision:** At 7:10 p.m. the subdivision hearing for Ken and Patricia Rodgers for a two-lot subdivision on Stoney Brook Road was opened. Present: Ken Rodgers (Ken did not step-in as alternate on this meeting) and Allen Wilson. Applicant proposes subdivision of a 12.19 acre lot from 82.83 acre parcel. The driveway exists. A house currently is being built on the 12.19 acre parcel. The Board reviewed the checklist.

1. The new house is not showing on the plan.
2. Pins need to be checked.

Darrin moved to accept the application, seconded by Linda and unanimously approved. Following review, Andy moved to approve the subdivision, pending the above, seconded by Darrin and unanimously approved.

**Lauderdale Subdivision:** At 7:20 p.m. the hearing for James Lauderdale, and Jeanne Windsor for a two-lot subdivision on New London road was opened. Jim Lauderdale and Chris Bofinger were present. Applicant proposes subdivision of a 5.64 acre lot from 56.2 acre parcel. State driveway permit has been received. Wetlands have been shown on the plan. A wetland's scientist has reviewed the property. The application checklist was reviewed. The pins need to be set and checked. Darrin moved to accept the application, seconded by Linda and unanimously approved.

The Board reviewed the plan. Wetland areas are shown. Lot sizing was reviewed and appears to be adequate. The Board discussed DES wetland permits if wetland crossing is needed for construction of a house.

Kevin moved to approve the application pending the pins being set and checked, seconded by Linda and unanimously approved.

**Mattarazzo – Design Review Hearing – Continued:** At 7:40 p.m. the continued design review hearing for George and Patricia Mattarazzo was opened. Present: George and Pat Mattarazzo, Soil Scientist Bruce Gilday, Town Engineer Ross Stevens, and abutters Bernard and Liz Manning. Kevin began by reviewing the draft of a letter he was composing to the Mattarazzo's regarding concerns of the Board and the conflict with the Subdivision Regulations and Zoning Ordinance regarding lot frontage and right of way issues. Kevin explained the regulations state when a conflict between regulations exists, the more restrictive regulation takes precedent.

Mr. Mattarazzo addressed concerns outlined in Ross Stevens' letter of June 13, 2006. The road has been staked out. Lots 3 and 6 have been checked for wetlands. He presented a proposal based on clustering of the area off Four Corner's Road. Clustering in this area will not save on infrastructure costs of the road, etc. He is not in favor of clustering in this area. He also presented a cluster plan for the area off Town Farm Road. This proposal would allow for 6 home sites, each with 200' of frontage on the proposed road to be built to town standards. Each site would be about 30,000 square foot per home. He would propose having the road taken over by the Town. He anticipates 1 well per two homes, and a shared septic. The remaining land would be common land or placed into a conservation easement. He is favorable to development of a cluster situation in this area off Town Farm Road.

There have been 30 test pits done. Some ledge has been found, but the test pits have checked out favorably. Further test pits need to be done.

Town Farm Road Phase: Ross indicated the possibility of building individual septic systems versus building a common leach field for cluster housing. Upfront costs would be considerably less, and costs for maintenance of a common sewer would be eliminated from association costs. The cluster concept would have to follow soil, slope, and density requirements of town regulations. The Board was in agreement that they like the proposal for the cluster situation off Town Farm Road.

Four Corner's Road Phase: The Board reviewed frontage and ROW issues. The Board discussed redesign of some of the lots to address the 50' ROW conflict that exists and the need to provide lots with required frontage. Ross indicated that the most stringent regulation needs to be maintained. Impact of the amount of lots being proposed for this area was discussed.

Mr. Mattarazzo agreed to look into these issues. The Board unanimously agreed to continue the Mattarazzo hearing to August 17, 2006 at 7:30 p.m.

**Charles – Subdivision:** At 8:20 the hearing for Byron and Diane Charles on Sanborn Hill Road for a two-lot subdivision was opened. Present: Allen Wilson and abutter's Keith and Susan Cutting. Applicant proposes to subdivide a 6.88 acre lot from 15.97 acres. Allen presented the plan. The Board reviewed the proposal. The Board explained to Allen the ROW and frontage issue discrepancy between ordinances. The regulations stipulate that the most stringent regulation shall apply where a conflict arises. The Board explained that they recently had been made aware of the discrepancy. They were not aware of this at the time of consultation. The existing frontage was reviewed. It appears that there is not adequate frontage to support the proposal as presented. Mr. Wilson withdrew the application.

**Mercado – Consultation:** At 8:30 Joseph Mercado met with the Board to discuss his plans to construct a 3 bedroom modular home on his property and relocate the existing 2 bedroom mobile home on 15.3 acres. New septic tanks and renovations to the existing leach field are planned to bring them up to State standards for what he is proposing to do. The Board asked him to bring in a to-scale plan of what is proposed and show the setback to the two wetlands on the property. The Planning Board would look at his plans before a building permit is approved.

**Berkeley – Consultation:** Steve Berkeley met with the Board to see if they had made a determination regarding the 200' frontage/50' ROW issue. The Board discussed with Steve the 4:1 frontage ratio requirement, as well as the frontage and ROW issues for his proposal. The Board suggested that Steve might apply to the ZBA for a Variance.

**Vassar – Consultation:** Clayton Platt was present for further review of the proposal for a 3 lot subdivision for Donna Vassar on New London Road. The Board reviewed frontage and ROW issues with Clayton.

**Rowse – Consultation:** Clayton Platt presented conceptual planning for subdivision by Sandra Rowse at Foxstand. The Board reviewed requirements for a 1500' maximum road length or improvements to the Class VI portion of Webster Pass.

**Miscellaneous Business:** Ken Rodgers indicated that the town should have an ordinance for electrical and heating code requirements and inspection for older mobile homes being located in town.

The Board agreed to schedule a meeting with Tara Bamford from the Upper Valley Lake Sunapee Region Planning Commission to review the conflicting regulations regarding frontage and ROW requirements. A meeting will be scheduled when Tara is available.

Action items:

1. Update of Capital Improvements Program
2. Letter to property owners regarding home occupation/business/commercial use.
3. Further Zoning Ordinance revisions regarding Forest Conservation Area
4. Zoning Ordinance amendments regarding nuisance.

The Board unanimously agreed to adjourn at 10:20 p.m.

Respectfully Submitted,

Janet Roberts,  
Recording Secretary