

PLANNING BOARD

OCTOBER 19, 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: Kevin Lee, Linda Welch, Andy D'Amico, Ken Jacques, Peter Keene, Darrin Patten, and Neal Huntoon.

Also in attendance: Mark O'Halloran, and Bernard Manning.

Chairman Kevin Lee opened the meeting at 7:00 p.m.

Minutes: In regards to the Charles Consultation on 9/21/06, Ken Jacques questioned if Mr. Charles builds a private road who would verify that the road would be built to Town standards? The Board indicated that the Town Engineer would review the road, at the builder's expense. They felt they had made this point to Mr. Charles but would clarify it with him if a subdivision is applied for.

Andy moved to accept the September 21, 2006 minutes with the clarification noted above, seconded by Ken and unanimously approved.

Literature and Correspondence: Literature and Correspondence were reviewed by the Board. Notification of the Local Government Center's Annual Conference 11/15-11/17 in Manchester.

Ken Jacques shared information regarding the presentation at the October Conservation Commission meeting with the organization Watershed to Wildlife, Inc. of Bethlehem NH. This organization identifies natural resources. The Conservation Commission is investigating identification of wetlands. Ken suggested a joint meeting with the Planning Board and Conservation Commission. The CC is investigating possible sources of funding for the project.

Mattarazzo – Design Review Hearing – Continued: At 7:20 p.m. the hearing was reopened. Peter Blakeman, Engineer was present to provide the Board with an update as to where the project is going. Ross Stevens, Town Engineer is out of town and has been unable to review the recent set of plans.

Peter indicated that they are still working on test pits in the area of the cluster housing off Town Farm Road on 35 acres of land. The density off Four Corner's Road has been reduced by six lots from 26 to 20 due to wetlands. Mr. Mattarazzo has determined that it is not feasible to do clustering off Four Corner's Road. Usable acreage of lots has been calculated factoring out the wetlands, etc. as per the subdivision regulations. Redesign of the lots and frontages were reviewed.

The road to be built off Four Corner's Road is 1200' into the property before the loop begins and is a total of 3700 feet. The proposed road involves two wetland's crossings.

Peter questioned whether the proposed road would be required to be presented to the ZBA for Special Exception due to the wetland crossing? The Board indicated that it did. Linda indicated that lots 6 & 7 would require a waiver (as per State Regulations) from the Board of Selectmen as there is no access being provided through the frontage. Consideration of the less than 200 feet of frontage needs to be addressed for lot 9.

The utilities are planned to be above ground. Peter indicated that some of the power if not all can be pulled from the line running through the property. The Board discussed the existing snowmobile trail across the property. Mr. Mattarazzo has been receptive in working with the snowmobile club in maintaining that for now. The Board reviewed the possibility of creating an easement for recreation use through that area. Linda questioned at what point the Board asks for the input from Police, Fire, Highway or snowmobile or other representatives.

The Board noted the concerns addressed in the Conservation Commission's letter. Linda questioned making a site visit to the property. A visit will be arranged with Mr. Mattarazzo prior to the next Planning Board meeting if possible.

Linda questioned what state permits would be required. Peter indicated that State subdivision approval, septic permits for the cluster housing, wetlands crossing permits, and site specific permits would be necessary. He will be working on applying for the State permits simultaneous with the Town's approval process.

The Board reviewed the proposed cluster area. Lot density was reviewed. There appears to be enough area of acreage to support the cluster concept. Peter reported that further test pits are needed in that area.

Linda commented favorably regarding the reconfiguration of the small back lots and provisions for 200' of frontage for each lot.

Following review of the updated plans, the Board voted unanimously to continue the Design Review Hearing to November 16, 2006 at 7:15 p.m.

Miscellaneous Business: The Board discussed the potential for the fire department to require a fire protection area within the development. The requirement by other neighboring towns for fire protection or independent fire suppression systems for each home was discussed.

It was suggested that the Board might consider hiring a third party independent environmental engineer to do an impact study due to the significant proposed impact to the wetlands in this area. The Board will speak to Tara from the UVLSRPC at their workshop next week regarding recommendations.

Alternate: Kevin reported Ernie Mills has expressed an interest in serving as an alternate. The Board approved making a recommendation to the Selectmen for appointment.

CIP: Kevin questioned whether the Board was interested in appointing a subcommittee to begin working on updating the Capital Improvements Program. It was decided that the Board would review the requirements as a full Board at their November meeting and move forward from there.

Costello: Janet reported to the Board Mr. Costello's inquiry to the Selectmen, regarding a right of way that he believes was approved across his property on Meadowbrook Road. None of the current board members served on the Planning Board when these lots were created and have no knowledge of the proposed right of way issue.

With no further business, the Board voted to adjourn at 9:00 p.m.

Respectfully Submitted,

Janet Roberts,
Recording Secretary