

**PLANNING BOARD**

**SEPTEMBER 17, 2009**

**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: Peter Keene, Michael Howard, Ken Jacques, Darrin Patten and Don Hill.

Absent: Andy D'Amico, Kevin Lee, and Ken Rodgers.

Also in attendance: Cynthia Hayes and John Trachy.

Peter Keene, Vice-Chairman called the meeting to order at 7:05 p.m.

Minutes: The Board reviewed a letter from Pierre Bedard & Associates dated September 9, 2009 regarding his concern with the need for some correction and clarification of the August 20, 2009 Minutes.

Pierre's recollection and suggestions of corrections were as follows:

"Under the Star Lake portion of the minutes on line 5 it states:" *'Since there could potentially be 6 houses built in the future that would be using the road, the board has some concerns about safety.'* Pierre explained that Star Lake's proposal would add 3 additional houses to the current 3 existing houses that would be accessed by Star Lake Road.

"On the next page, line 3:" *'For the next month the board would like to see a draft of the easement and a layout of the improvements to Star Lake Road'.* "It is my recollection that Todd Richardson and I asked for more specific guidance on what the board would be looking for in terms of road improvements. My understanding of the upgrades that the Planning Board asked for were: '1. It was suggested that we provide line of sign turnouts where prudent"

2. Darrin Patten indicated that the section of road from the farm office to Roby Corner should be widened to 16 feet where possible and practical.'

Darrin stated that it was his intent to imply that the road should be 16' wide wherever possible. Planning Board members agreed the minutes need to more correctly reflect what Star Lake Properties has been asked to do.

Darrin suggested that the August 20, 2009 minutes should be amended so say "the entire road needs to be a minimum of 16' wide in all sections, where possible, from the bridge at the Georges Mills Road all the way to Roby Corner. The Board also agreed the minutes should say "there is potential for 3 additional houses to be built, bringing the total number of houses to 6". Darrin then made a motion to approve the August 20, 2009 minutes as corrected, seconded by Don and unanimously approved.

Literature and Correspondence: Notice of The Annual Fall Planning and Zoning Conference in Lincoln, NH in October.

**Rules of Procedure:**

Peter Read the following amendments to the Planning Board Rules of Procedure: 1.) Section VI A, # 4, "Hearings and Consultations, if scheduled, begin at 7:10 p.m. 2.) Section VII B. "the availability of a Notice of Decision shall be within the guidelines of RSA 676:3 II". Mike moved to accept the amendments to the Rules of Procedure, seconded by Darrin and unanimously approved by the Board.

Board Members then introduced themselves.

Piper Pond Camp, LLC – Consultation: Present: Doug Sweet from Bristol, Sweet & Associates. Mr. Sweet reported Piper Pond Camp, LLC is located on Piper Pond Road with most of the 400 acres they own in Wilmot. There is a 16 acre parcel in Springfield surrounded by the Gile Forest. The proposal represents lot line adjustments and configuration of 5 tracts of land. There will be no change to the land in Springfield. All the adjustment takes place in Wilmot. Because the property is located in two townships, the Planning Boards from both towns need to sign off. He has had a consultation with the Wilmot Planning Board and there will be a Public Hearing in Wilmot on October 5<sup>th</sup>. The owners want to build 4 houses on 4 tracts of land, and to do so they need to rearrange lot lines. The 4 tracts of land will range in size from 12 to 357 acres. A 1981 subdivision created 14 tracts, but the Wilmot Planning Board says that subdivision is defunct since all the conditions of approval at that time were not met. There is a log cabin built on one of the lots. Access is from Wilmot off Piper Pond Road which is maintained seasonally. Board members did not see a problem with the Board signing off on the plan once Wilmot has given their approval. Janet was asked to contact legal counsel to see if there is a statutory requirement for a public hearing in Springfield since there are no changes taking place in Springfield. The Board would like to have a mylar available for recording at the Sullivan County Registry of Deeds.

G.H. Evarts - Public Hearing regarding the request by GH Evarts for Site Plan Review: The Applicant has requested a continuation. Ken moved to continue the Public Hearing to Thursday, October 15, 2009 at 7:15 p.m., seconded by Darrin and unanimously approved.

Leon & Mildred Bowie – Consultation: Mildred reviewed history of the property with the Board. The Bowies own 14 acres with an existing house. They wish to subdivide the property into two lots. Two acres for the existing house, and the remaining 12 acres to provide land to pass on to their children. Leon reviewed lot sizing information with the Board. He questioned regulations for an area of poorly drained soil. His surveyor says the area is wet but does qualify as "wetlands". Mike Howard reported the Board usually follows lot calculations based on the calculations by the professional and would look at those recommendations when a plan is presented. Leon reported he has a driveway permit from the State for the second lot. The Board reviewed the septic plan that was prepared when the Bowies updated their septic system to look at lot sizing calculations. The Board explained the application and hearing process to the Bowies.

RSM @ Camp Sunapee – Continued Site Plan Review Hearing: The applicant has requested a continuation. A Motion was made by Ken and second by Don to continue the Public Hearing. John Trachy stated that this would be the 4<sup>th</sup> continuance and since RSM came in initially for non-conformance, how much longer was the Board going to allow this to continue. John also reported that there is an excavator on the site. The Board questioned what their options are to move him along. Janet reported that Mr. Rifkin had contacted CLD Engineering to do the site plan. CLD was not able to get the plan done in time for this meeting. The Board explained to Mr. Trachy that they could not prohibit Mr. Rifkin from having an excavator on the property. They discussed sending him a letter reminding him there could be no further building until this issue is resolved. Don moved to send a letter reminding Mr. Rifkin of the non-conformance issue, seconded by Mike and unanimously approved. Peter will speak to Kevin Lee about sending a letter.

Ken then moved to continue the RSM @ Camp Sunapee Site Plan Hearing to Thursday, October 15, at 7:30 p.m., seconded by Don and unanimously approved.

Hollis Wilder – Consultation: Hollis Wilder reported he would like to build a second home on his property on Route 114/Main Street. The lot is about 7 acres with 800' of frontage. The Board advised Mr. Wilder to contact a surveyor who would calculate soils and slope data to determine the ability of the lot to support 2 residences. Both houses would have to conform to lot sizing calculations based on soils, slope, wetlands and other physical data. Mr. Wilder would probably like to have an additional driveway. The Board advised him he would need a driveway permit from the State.

Theodore & Amy Kendall – Consultation: Ted Kendall reported they would like to build a second home on their property on Shad Hill Road. They have an 8.26 acre lot they purchased from Delmar Putney. Delmar has a life lease on the existing house on the property. Once the life lease is up, the existing house will be torn down as it is very "tired". The Kendall's have a driveway permit and a State approved septic plan for a second home. There is a mobile home on the property which the Kendall's have been staying in this summer. They would like to live in the mobile home and begin building their house through the winter. Mr. Kendall stated the mobile home disappears in the final plan. Mr. Kendall felt soils and slope data would support two homes. There are no wetlands on the property. The proposed house site is located on the back of the property. The Board informed the Kendall's that they would need to have a surveyor calculate soils and slope data to determine the ability of the lot to support 2 residences. To expedite the process, the Planning Board agreed the lot sizing information, once determined, could be read into future minutes of the Planning Board. The Board recommended that the Selectmen proceed with issuing a building permit, if the lot size calculations are adequate.

Star Lake Properties – Continued Subdivision Hearing: At 8:20 the Public Hearing for Star Lake Property was opened. Todd Richardson and Pierre Bedard were present. Pierre presented survey plans for Star Lake Road. Pages 2, 3 and 4 show widths, travelled way, grade, and topographical detail beginning at the intersection of Georges Mills Road to the Roby Corner area. There are turn-out areas shown for two-way traffic and emergency apparatus. Existing conditions and

proposed improvements are shown. Pierre reported that Star Lake Road was petitioned in 1844 and was laid out as a 2 rod road. The stone walls do not reflect the road layout, they are wider in a lot of places. Pierre stated most of the grade is 8-10% but there are a few areas that are 13%. Todd indicated there are some areas where they do not have the ability to widen the road to 16'. One of the problem areas is the hill.

A pull off in the area of the dry hydrant that is fed by a 24,000 gallon cistern will be shown. Pierre indicated that it is not possible to get the pull off directly adjacent to the hydrant, but they could move it North or South. They will show the proposed pull-off area after review with the Planning Board and/or Fire Department. There are 2 existing hydrants shown. They are proposing adding another hydrant in the barn yard area. Widening of the road through the barn yard is proposed as well as the addition of a loop road from West Pastures. There was some discussion regarding the feasibility of a dry hydrant in the pond behind the barnyard.

Darrin reviewed fire control issues. He stated he envisions the cistern being used at the beginning of a fire until additional apparatus have arrived to shuttle water. Once that takes place, the cistern would then most likely be used as a backup water source.

Pierre stated page 5 of the plan shows the proposed turn around for the area at Roby Corner. Ken Jacques questioned whether Star Lake would be able to keep the turn-around and pull-out areas open in the winter. Todd said they would.

Pierre stated in 1849 a petition to layout what is now Stryker Road in the area of the Chase Farm called for a 3 rod road. The first section of that road was discontinued in 1868 probably because of the grades and liability issues.

Don questioned how many turn-out areas are proposed. Pierre stated there is one shown on the hill, one by the hydrant, 1 into the courtyard, and 2 others on the way to Roby Corner. Darrin questioned the site distance in the 12' wide portion of the hill and whether there was enough sight distance to accommodate two-way traffic on the hill. He would like to see another pull-out on the way down the hill due to concerns of visibility. The Board agreed. Todd felt they probably could get another pull-out in that area.

Pierre asked for direction as to how the Board would like them to proceed with the road plans. The Board would like:

1. Another pull-out on the hill (approximately in the area of station 8-10)
2. The road be widened to 16 feet in all other areas, where possible.

Todd felt an option exists for them to open up the line of sight going down the hill. The Board discussed whether another site visit to that area was required. The Board agreed to have Pierre and Peter (Blakeman) look at it and make suggestions.

Todd questioned if they came back with this information at the next meeting, how did the board want to proceed. Star Lake needs to have some commitments from the Board due to the timing

needed to prepare easements, hold the necessary public hearings and prepare proposed warrant articles regarding discontinuing the roads.

Todd asked what the Board would like to see for the turn-around at Roby Corner. The Board felt that Pete Blakeman could design the turn around as per the road design criteria.

There was discussion by the Board as to access to the lot off McAlvin Road. The lot in that area has frontage off Stryker Road, but the more practical access, from a sound planning standpoint would be off Star Lake Road. The Planning Board discussed whether they needed to prepare a statement. The Board agreed from a sound planning aspect, subdivision of the property is for a limited number of additional houses, with further development prohibited by a conservation easement. Additional impact will be limited.

Todd discussed asking the attorneys to be present at the next meeting to review the terms of the conservation easement and the proposal to discontinue the roads. After discussion, the Board agreed it would be best to continue the hearing to the October 15<sup>th</sup> meeting, and to schedule a separate meeting when convenient for both attorneys.

Todd questioned what the status was on the fire suppression issues for the proposed lots. The Board felt the proposal should reference industry and municipal standards in effect at the time construction is proposed on those sites. The Board discussed many possibilities. They felt that legal counsel might have some suggestions. They also agreed that there should be a note on the plat documenting the need of a fire suppression system. The Board will review the information they received from Vickie Davis regarding fire suppression systems at their next meeting.

Todd reported that Ausbon Sargent is now requiring that the proposed building areas be shown on the exclusionary document of the conservation easement.

Ken moved to continue the Star Lake Property subdivision hearing to Thursday, October 15, at 7:45 p.m., seconded by Don and unanimously approved.

Northwind Security – Public Hearing for an amended Site Plan Review. Andrew Edmunds presented the Site Plan for a 40' X 30 ' single-story storage building for storage of tools and training aids used in his business. There is no water, septic, electricity or heat in the building. There will be no hazardous materials, and no fluids stored in the building. The building will have vinyl siding to match the existing structure. The roofline will be the same as the existing structure. Access is through the existing, paved parking area. The traffic pattern will remain the same. There will be no increased traffic or noise issues from the proposed structure. The Board reviewed the Conditions of Approval from the original Site Plan Review. There were no conditions to prohibit the amendment.

John Trachy asked if the tools or equipment were additional or did it mean that there was an expansion of the operations that necessitated the need for them to be moved out of the main building. Drew responded that business and training materials acquired necessitated the need for more storage space. This was not an expansion of what is taking place on the site.

Darrin moved to accept the amended site plan, as presented, seconded by Ken, and unanimously approved.

Miscellaneous Business:

Janet reviewed annexation/property line adjustment fees with the Board.

There will be a work session with Vickie Davis on Thursday, October 8 at 7:00 p.m.

The meeting was adjourned at 9:45 p.m.

Respectfully Submitted,

Janet Roberts,  
Recording Secretary