

Planning Board

June 18, 2009

Memorial Building

7:00PM

These minutes are considered a draft until they are approved by the Board at the next meeting

Present: Kevin Lee, Darrin Patten, Ken Jacques, Mike Howard, Andy D'Amico, Ken Rodgers, Don Hill, Vickie Davis.

Minutes: Ken made a motion to accept the minutes from the meeting of May 21, 2009, 2nd by Don, all in favor. A later correction was made to line #2 under Fitzgerald/Quackenbos- "to approve the application" changed to "to accept the application"

Lou Caron (L.C. Engineering): The Board met with Lou Caron who had presented a proposal for doing the Engineering Consultation work for the town. Mr. Caron has done work for other area towns and has many years of engineering experience. The Board and Vickie interviewed Mr. Caron. There is a written proposal from L.C. Engineering at the Town Office.

Camp RSM @ Sunapee- Continued Site Plan Review. Present: Victor and Inessa Rifkin. The Rifkins were still unclear about what the town wanted included in the Site Plan for the Camp. The Board said they wanted a plan, to scale, which included all buildings, present and proposed and their uses. Topography and boundaries must be shown as well as all wells and septic systems, and all roads and their uses. The Board made sure the Rifkins had a copy of the Site Plan Review Regulations and assured them that all requirements would be in there. They also requested a narrative from the Rifkins describing how the camp is used. This would include dates, times, number of campers, number of staff, hours of activities, etc. The Board wanted to know about the adult campers on a lot across the road at a tent site.

There were letters to the Board from the Rifkins and from abutter Cynthia Hayes. These were placed in the file.

When addressing the Board tonight the Rifkins stated that the camp is for 135 mathematically gifted children for 4 weeks in the summer. The adults who camp across the street are volunteers, usually family of the campers. They are sometimes there during summer camp and for about 4 "work" weekends during the year. The Rifkins said that they made improvements to staff housing because of industry standards and competition for staffing. They also wish to have a caretaker living on the premises for about 6 months/year.

Because the Rifkins will be unavailable in July, the hearing was continued to August 20, 2009 at 7:15pm.

Fitzgerald/Quackenbos -continued subdivision hearing-Present: Pierre Bedard. The Board decided that wetlands were not an issue as it is not a violation to create a lot which has wetlands. The Board went over the checklist for the map. Ken J. made a motion, 2nd by Mike to waive the requirements for topography and the checking of the pins by a board member, all in favor. Darrin

made a motion, 2nd by Ken to approve the subdivision, all in favor. The Board signed 3 maps but there was no mylar.

Starlake-Heart's Content Subdivision-Present: Pierre Bedard, Todd Richardson. Darrin made a motion 2nd by Ken to waive the checking of the pins by a Board member, all in favor. After reviewing the checklist Mike made a motion, 2nd by Ken to approve the subdivision, all in favor.

Pierre stated that one of the rules of the proposed Conservation Easement for Starlake would be that none of the parcels could be sold separately. He had also found some information in Concord about the roads in Starlake-most had been closed "subject to gates and bars", not discontinued.

The Selectmen had suggested that the Planning Board, Pierre, and Todd meet with Town Council to come up with a plan for the roads to present to the voters. Vickie suggested sending a map and information to the lawyer ahead of time. In regards to the requirements for Starlake road, The Board would like the Springfield Fire Department to look at the road and see what they think about the width and safety. The main concern is the area between the farm and West Pastures as this is where the road is narrowest.

Neill Cobb-Consultation: Mr. Cobb has been storing boats at his storage facility but now wants to do winterization and repair. The Board said he would need to revise his site plan.

Vickie Davis: The Board discussed with Vickie Ross Stevens' changes to what was appendix F of the Town's Subdivision Regulations.

The meeting was adjourned at 10:45 pm.

Respectfully Submitted,

Linda Huntoon, Recording Secretary