

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

Present: Kevin Lee, Chairperson, Peter Keene, Ken Jacques and Neal Huntoon. Not present: Darrin Patten, Mike Howard and Don Hill (Selectman).

Also present:

Vickie Davis, Upper Valley Lake Sunapee Regional Planning Commission, Deborah McGlew (recording secretary), Christine and Bill White, Bob Baker, John Trachy, Jocelyn Colena, Nancy Colena, Ed Agoes, and Clayton Platt.

Literature & Correspondence:

Chair Lee noted and circulated the following correspondence:

- Local Government Center- May 27 workshop information
- Letter from Upper Valley Lake Sunapee Regional Planning Commission granting the board free planning services relative to formulating regulations to protect drinking water, dated April 26, 2010.
- Supply Lines with the Source by NHDES Drinking Water & Groundwater Bureau, Spring 2010
- Letter from Conservation Commission expressing thanks for the boards role in the StarLake Farm conservation project, dated April 8, 2010.
- Lake Sunapee Watershed Infrastructure Project information about forums available.
- Town & City Magazine, May 2010.

Site Plan Review - continued from April 15, 2010 – Emily Cleaveland, 256 Hogg Hill Road, map, 10, lot 193-207. The purpose of the site plan review to change the use from Home Occupation to Home Business. Ms. Cleaveland not in attendance.

Ken Jacques made a MOTION to continue to 7:05 next meeting, June 17th, seconded by Peter Keene. Unanimously approved.

Consultation - Ed Agos proposes a 4 lot subdivision on Map/lot 23, 624-138 on Route 114 & Main Street. Clayton Platt of Pennyroyal Hill Surveying presented the proposed conceptual referencing drawing dated May 19, 2010.

Chair Lee pointed out that there are new subdivision regulations that should be reviewed. Mr. Trachy pointed out a steep driveway grade. A retention pond was briefly discussed.

Consultation - Dallas & Mabel Patten propose a 2 lot subdivision and annexation on Town Farm Road, Map/lot 48, 487-225. Conceptual presented by Clayton Platt. Board briefly discussed an “intermittent stream” which would not appear to interfere with building a home on the proposed lot.

Minutes – April 15, 2010 meeting minutes. Ken Jacques made a MOTION to approve the minutes with a name correction “Colena”. Peter Keene seconded the MOTION, Neal Huntoon abstained. MOTION passed.

Miscellaneous - Chair Lee introduced and acknowledged Bob Baker as being interested in filling a role on the board as an alternate.

Upper Valley Lake Sunapee Regional Planning Commission – Vickie Davis led discussion on a starting point and possible goals for this project.

The discussion started with Stormwater Protection Priorities. A model stormwater ordinance is available in publication, Innovative Planning.

Sunapee Area Watershed Coalition was suggested as a source for information and model proposal ordinances.

Vickie provided a document to start of the conversation. Board discussed items / language: Protection of natural hydrologic features and functions.

1. Site disturbance should be minimized. Vegetation outside the project disturbance area shall be maintained, subject to site. The project disturbance area shall be depicted on site plans submitted as part of the site plan review process. The project disturbance area shall include only the area necessary to reasonably accommodate construction activities.

Board talked about defining *disturbance area*. State of NH requires a permit for disturbing 100K square feet. Existing Federal regulation requires permitting if 1 acre or more is disturbed.

For clarification, Vickie described stormwater is permanent versus erosion which is temporary, as in during construction.

2. Soil compaction on the site should be minimized by using the smallest (lightest) equipment possible and minimizing travel over areas that will be revegetated (e.g., lawn areas) or used to infiltrate stormwater (e.g. bioretention areas).

Discussion points included using a percentage of the lot size for impermeable / building area and using “50K sq ft except where the slope is greater than “x””.

3. Development should follow the natural contours of the landscape to the maximum extent possible.
4. Cut and fill shall be minimized.
5. Contiguous area of disturbance, not associated with the installation of a roadway, shall be limited to 20,000 square feet for residential development and to 100,000 square feet for other types of development.
6. No ground disturbed as a result of site construction and development shall be left as exposed bare soil at project completion.

7. Priority shall be given to maintaining existing surface waters and systems, including, but not limited to, perennial and intermittent streams, wetlands, vernal pools, and natural swales.

Board bantered potential scenarios, “what if’s” and oversight.

Vickie prompted discussion on Low Impact Development... a requirement or recommendation? Board explored starting at a 50-100K sq. ft. requirement where slopes and soils are factored in. It was suggested a sliding scale like the soils table, a table that works backwards where worse case unfavorable soil and slope would decrease the allowed area of disturbance.

Steep slope – How to determine, how to map, how would the Planning Board be aware it exists? Vickie suggested a ‘road trip’, to have the Board go out and view slopes to get a good feel for what a 15, 20% slope is. They agreed to borrow an inclinometer and meet a half hour before the next meeting to look at slopes. The NRCS maps indicate 15 or 25% grade.

Vickie Davis suggested possibly limiting the scope of this grant in order to make the required substantial progress. Board decided to focus the project on stormwater and erosion/sediment, then tackle steep slopes as time allows.

Vicki distributed documents for review:

- Springfield Subdivision Regulations and Site Plan Review Amendments Based upon recent NH RSA changes – May 2010
- From Springfield Master Plan, pages 43 to 46.
- From Newbury, NH virtualltownhall.net, Article XVIII (Skyline/Hillside Conservation Overlay District)
- From NHDES.gov, Chapter 2.2 Steep Slope and Ridgeline Protection, Model Language and Guidance for Implementation.

Misc Business:

Voting an alternate member – Ken Jacques made a MOTION to vote Bob Baker to the board as an alternate. Neal Huntoon 2nd the MOTION – Unanimously Approved. Welcome to the Board Bob.

MOTION to adjourn meeting at 9:30 p.m.

Respectfully Submitted,

Deborah McGlew
Recording Secretary