

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

**Present:** Kevin Lee, Mike Howard, Darrin Patten, Ken Jacques and Don Hill (Selectman). Not present Peter Keene and Andy D'Amico.

**Also present:** Richard Uchida, Todd Richardson, John Trachy, John Chiarella, and Deborah McGlew.

Kevin Lee called the meeting to order at 7:00 p.m.

**Literature and Correspondence:** None.

**Continue Public Hearing – Star Lake Properties – West Pastures Subdivision**

Focus of discussion is to specify conditions of approval. Board reviewed Star Lake Plans dated October 26, 2009, specifically reviewing the road plan.

Board notes the following points for condition of approval:

- All improvements to be constructed as submitted on the plans. All turnouts delineated on plan to be constructed - pullouts include station 38 page 4, station 33 page 4, 13 page 3, 7 page 2.
- Beginning at Robie Corner, upgrade four way corner to soften the turns and allow for end of road turn around including the first 100' of Schoolhouse Road and Nichols Hill Road
- The culvert at the upper end of Star Lake Road to be moved closer to the corner so the bank can be cut back and the road wider.
- The road from the courtyard to West Pastures (stations 29 – 43), to be graded to soften the crowning of the road and making the shoulders not as sharp therefore widening the travel way. Large leaning pine tree to be removed.
- A road will be cut from the barnyard to Star Lake Road that will allow access to the hydrant system.
- Hydrants existing and proposed to be upgraded to 6" water main as indicated on plan pages 3 and 4
- All future homes to meet current recommended fire suppression requirements at the time of construction.

From main gate to the bottom of the pitch, including the cure will include the following improvements:

- The culvert at the lower driveway will be relocated to direct water into the woods and away from the drainage ditch.
- If adequate depth can be achieved (station 8), a culvert will be added to cross the road and unload into the woods to the right hand side out the curve and above the pullout.
- The inside of the curve will have some of the trees cut and the smaller brush removed to improve the line of sight improved. The banking on the inside of the curve can then be cut back and the depth of the ditches lessened, making the road wider.

Whenever possible the 18' of travel way plus the shoulders and ditching will be required.

Regarding the bridge, the board agreed the language from the Declaration of Covenants, section 5. d. covered their intent. *“Bridge. Once every three (3) years beginning in the year in which this declaration is recorded, the Declarants shall cause the Star lake Road bridge near the intersection of Star Lake Road and Georges Mill Road to undergo a structural inspection by a registered NH professional engineer of the Declarants’ choice to determine whether the structural integrity of the bridge is reasonable for the uses described in this Declaration, including the passage of emergency vehicles. The Declarants shall be responsible for the cost of the inspection. A copy of the inspection reports shall be provided to the Town. Less frequent inspections of the bridge may occur if recommended by the Engineer. The Declarants shall undertake and complete any structural improvements recommended by the engineer within a reasonable period of time, taking into consideration seasonal conditions and the scope and necessity of the work.”* In assistance to the board, Attorney Uchida suggested where Declarant is used, applicant may be substituted.

The board worded the following rationale ...

The applicants intention to restrict development on Star Lake Road to a total of seven (7) dwellings [four (4) existing and three (3) additional] and one business, factored heavily in the Planning Boards’ determinations for the road plans on this subdivision. The very limited traffic that will pass on the private road, allows for a limited waiver of road design specifications where appropriate, including road width and length of dead end road. Further, the Planning Board waives the requirement to allow the McAlvin Pond lot (lot number not currently available) access off of Star Lake Road, rather than the frontage is on Stryker Road, based on principles of sound planning.

Ken Jacques made a motion to accept the conditions and rationale as stated. Motion 2<sup>nd</sup> by Darrin Patten. All in favor.

Darrin Patten made a motion to continue the public hearing to 7:10 on February 18, 2010, 2<sup>nd</sup> by Don Hill. All in favor.

**Minutes:** Ken Jacques made a motion, 2<sup>nd</sup> by Mike Howard to approve minutes of January 21<sup>st</sup>, 2010. Don Hill abstained. All in favor.

**Miscellaneous Business**

Ken Jacques asked the Board to consider potential costs to the town this budget year for the noise and light ordinances being proposed. John Chiarella provided explanation and examples of potential problematic enforcement issues.

**Motion to adjourn** – motion made and 2<sup>nd</sup>, all in favor. Meeting adjourned at 9: 15 p.m.

Respectfully Submitted,

Deborah McGlew  
Recording Secretary