

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

Present: Kevin Lee, Chairperson, Ken Jacques, Darrin Patten, Peter Keene, Mike Howard and Don Hill, Selectman representative. Not present: Neal Huntoon and Bob Baker, alternate.

Also present:

Clayton Platt, Michael Hansen, Fred Tatro, Kiley Tatro, Ricky Tatro, Susan Champagne, Dick Fraser, Leigh Callaway, Bryan O'Day, Cynthia Hayes, Susan & Keith Cutting, John Trachy, Vickie Davis of the Upper Valley Lake Sunapee Regional Planning Commission and Deborah McGlew, recording secretary.

7:00 p.m. Kevin Lee opened the meeting. Board introduced themselves.

Secretary observed that a second public hearing on zoning regulations would need to be posted in the Valley News 10 days prior. First hearing was posted correctly. Motion to reschedule made by Darrin Patten and second by Peter Keene, all voted in favor.

Literature and correspondence

Distributed copies of NH Planning & Land Use Regulations 2010-2011.

Upper Valley Energy Chapter Grant - Vickie Davis agreed to develop a proposal, not included on the circuit rider contract. The Energy Expo workshops are a free community event. One is scheduled at Plainfield Elementary School in Meriden on January 29th, a Saturday from 10-3pm.

Malcolm Patten subdivision consultation - Not present.

Michael Hansen, subdivision consultation – represented by Clayton Platt. Clayton distributed recommendations from Lou Caron, LLC relative to map ____lot____. Don Hill asked about a building that was observed as not being on the plan. Clayton stated there is a permit in place and a building under construction - An updated map will be provided before a subdivision plan is presented.

Fred Tatro – for a major subdivision and annexation to create 3 lots on property located at Sanborn Hill and Grantham Roads, map 25, lot 474,172 and map 25, lot 382,269. Clayton Platt representing.

Kevin Lee stepped down, removing himself from the table.

Clayton noted a minor subdivision approved within 5 years of coming to the board for an additional subdivision would be required to meet the criteria of a major subdivision. Items discussed included a proposed private road to town standards to access the property. Road

design specifications were briefly reviewed. At a prior meeting the Board agreed to request the Town Road Agent to inspect the road.

Lots are 1.8 acres next to farm house and field, a 12-acre lot, frontage for lot 2 (noted on the drawing) comes off driveway to be built to town standards and reviewed by the road agent. Wetlands are lineated with 100' setback as shown.

Two waivers are requested (as submitted in writing), (1) topo over entire topography and (2) the drainage and grading design on the road. A property line adjustment is being requested in order to have the driveway for lot 2 on lot 2. Describing the waiver request for the road, flat well drained soils exist, 18' gravel bed, there is no significant drainage, most of the runoff drains toward Colcord Brook. Don Hill asked if there is a permit or proposal for lot 1, plan for the driveway to come out onto the private road. The driveway is as it currently exists.

Peter Keene, Acting Chair called for questions or comments from the public. Kevin Lee, introducing himself as an abutter asked if there is a waiver for the frontage on lot 2? Darrin Patten responded, that a waiver of frontage can be included in their decision, on an approved plan as part of an acceptance adding that sound planning justifies a waiver of frontage in this instance.

Peter Keene went through the checklist for a major subdivision. Property lines, general location, soils and slope information, all essential site features identified, detailed description of all streets (waiver for the road), driveway entrances, name and designer, abutters, streets, etc. arrow and bar scale, poles by #, lots entering or exiting, required acreage, lot frontage (waiver on lot 2), not considered premature, lot 2 is in current use and soils suitability.

Acting chair accepted a Motion by Ken Jacques to accept waivers to the reduced frontage, topography requirement and road changes, referencing the cul-de-sac. Darrin Patten second the motion, all voted in favor. The application was accepted as complete. Ken Jacques made a motion to accept the subdivision with the noted waivers. Darrin Patten second the motion – All voted in favor. Clayton Platt will return to the board with a mylar to be signed and filed with the registry of deeds.

Kevin Lee rejoined the meeting.

Mark Brunelle, consult relative to property on Sanborn Hill Road, map 15, lot 370,112. Mark stated he is interested in building a residence and a shop for equipment on the property. He further stated relative to the existing materials on the property, he plans to use some in developing the property and is interested in possibly offering some of the materials to the town. Kevin Lee stated the previous owner's proposal was for remove and sell materials. Further noting, that at one point there was some concern and discussion about Sanborn Hill Roads' inability to support the trucking required to remove the materials. Bonding was suggested to ensure the road was not destroyed. The biggest issue for the Planning Board was protecting the town roads from excessive trucking, particularly on a road that is already not in good shape. Ken

Jacques stated to Mr. Brunelle, he would still need to address site plan review for a business on this site. Mr. Brunelle inquired, if he limiting the removal, would a bond be required? Board stated they could not say without more detailed information. Mark Brunelle stated his interest would be to remove material for his own commercial contracting / building business versus selling it to someone else.

Al Lindquest introduced himself as current owner of the property on Sanborn Hill Road being discussed by Mr. Brunell and the Board. Al Lindquest stated his interest was to touch base with the Board and express that he does not have the same interest as the previous property owner, to aggressively move materials in and out of the property.

Kevin Lee addressed Mr. Brunelle and Mr. Lindquest, stating the next step would be presenting a proposal for site plan review.

Star Lake Road improvement update by Pierre Bedard On the 1st sheet of the plan, notes required proposed improvements and fire protection. Pierre distributed photos, noting photos #25-31, are of the culvert relocated on the hill. The road width meets or exceeds requirements, the existing ditch now shallower, two extra pullouts were added. The road is near completion - upgrades to the hydrants remains incomplete. Substantial improvements have been made as per conditions of the approval. Board thanked Mr. Bedard for the update and proposed a site visit in the Spring.

Zoning Regulation discussion with Vicki Davis. Board looked at some of the language changes proposed. Darrin opened discussion with what constitutes expansion of nonconforming use – reading from RSA, pages 480 – 483. Points of discussion – expansion would be expansion of the footprint, a change in the number of bedrooms or expansion of the living space, would make it more nonconforming - adding shutters or new windows would not. Board talked about ways to make the language clearer. Ken Jacques noted it currently reads (#5 of proposed changes) “Shall apply to any alteration of a nonconforming lot”. Board determined that on proposed amendment #5, fixing a typo to “f” would clarify the intent. No proposed amendment is needed.

Regarding shoreland protection board briefly discussed the intent for this to take effect with 10 acres or more – not needed in the case of a small private water pool for example - as observed by the zoning board on Emily Cleveland’s request for a minor expansion of her home to add a bedroom – requested expansion was not closer to the filled in barn foundation, than the existing house.

Vickie Davis asked the board about their Master Plan. The plan was completed in 2005. Board identified small updates, not outdated or changes significant enough to justify rewriting. The energy chapter could be updated. Don Hill stated an energy audit was just completed.

Vickie Davis asked about excavation regulations as some recent RSA changes became effective. Board agreed to forward a copy of what is available to her for review.

The next meeting is scheduled for **Thursday, February 17, 2011.**

Meeting adjourned at 9:30 p.m.

Respectfully Submitted,

Deborah McGlew
Recording Secretary

DRAFT