

PLANNING BOARD MEETING MINUTES

THURSDAY May 8, 2014

PRESENT – Joe Foley, Bruce Chapman, Brian Reed; Alternate Dave Reinhold; Selectmen’s Representative Tom Dwyer; Planner Brittany Howard; Secretary Phyllis McDonough.

CALL TO ORDER: Chairman Foley called the meeting to order at 6:00 pm.

PLEDGE OF ALLEGIANCE TO THE FLAG

SIGNATURES FOR ALTERNATE DAVE REINHOLD – The Board duly signed the appointment slip and appointed Reinhold to sit in Spidle’s chair.

PUBLIC HEARING: Two Lot Subdivision
Owner/developer: Susan Harvey
Location: 98 Nottingham Square Road - Tax Map 009 – Lot 002

John Kaiser from Doucette Survey came before the board with the proposal. He explained this is an existing 35 acre parcel where the applicant is proposing to cut out a 15 acre parcel. He explained there is adequate frontage, passable test pits, two foot contours, and adequate visibility from the driveway.

Selectman Dwyer moved, Reed seconded the motion to accept the plans. The motion carried unanimously.

Chairman Foley recognized the waiver for HISS mapping and stated he feels it unnecessary with a Lot of this size.

Reed moved, Reinhold seconded the motion to waive HISS mapping. The motion carried unanimously.

Carol Harvey Clapp explained she has an access easement that applies to the entire parcel and questioned why it isn’t part of the record.

The Board briefly discussed the concerns from Clapp on the access easement, and as a whole agreed this application needs to have legal opinion. Howard stated she would contact the LGC on this issue.

Chapman moved, Reed seconded the motion to continue to this application to June 12, 2014. The motion carried unanimously.

PUBLIC HEARING: Two Lot Subdivision
Owner/developer: Langdon Construction
Location: Elm Street – Tax Map 023 – Lot 021 – 001

Chapman moved, Selectman Dwyer seconded the motion to accept the plans. The motion carried unanimously.

Joseph Nichols with Beals Associates, representing Paul Langdon Const., came before the Board. He explained a Variance was approved by the Zoning Board on March 24, 2014 for frontage on lot size, shown on the plan as lot one. He explained the lot to the north will be accessed through a shared

driveway, which is 16 feet in width. He showed on the plan all the drainage from the shared driveway will pitch down from the west and will have a catch basin in front. He explained all the utilities will be at this access as well and deeded across lot two to lot one. Nichols explained fire suppression is a hydrant across the street and drainage, and pitch of the land is north to south.

Nichols explained the Variance was approved on the requirements of 100 feet and relaxed down to 50 feet of frontage for both lots, and also provided a shared driveway. He stated the lots are based on municipal water & sewer; both lots are approved for 50 feet of frontage.

Abutter Mary Cloutier addressed the board stating she has history on this type of situation and asked to submit minutes of a Zoning Board meeting held on September 8, 2010 for this site. She stated the concerns at that time was drainage and explained there are other issues that have surfaced and they also affect the Board's decision making on this application.

Selectman Dwyer asked Cloutier if she was at the previous meeting when the applicant received approval from the Zoning Board. Mrs. Cloutier stated she was not, although Vaughn Cloutier was at that meeting. Dwyer stated his concern with looking at the minutes of 2010 is on a different proposal and went before a different Board.

Cloutier asked about the requirement on the frontage. Chairman Foley stated the frontage is a decision the ZBA made, and advised Cloutier if she has concerns on drainage, etc. with the application before the Board she could address those.

Cloutier asked what the decision will be that the Board has to make on this application. Chairman Foley explained the Board will decide if the plan meets the Town's subdivision requirements. The Chairman explained to Cloutier if she has information why this lot should not be subdivided then to speak to the board about that information.

Cloutier explained in 2000 an article was passed to apply the more restrictive when combining 2 zones, which would be the Rural Residential. Howard explained that's if the zone is going to be declared, and that was repealed in 1999.

Abutter Sally Gagnon stated her problem is with the driveway right on the property line. Gagnon stated she would like to have shrubbery along her property line, and would like their word that no water will run onto her property.

Langdon asked what the stipulation is on side lines on driveways. Reinhold stated 10 feet. Langdon stated this is 30 feet.

Abutter Sydney Gagnon explained his steps go over where the driveway is to go, and claimed the survey before the board is inaccurate.

Howard advised there needs to be five lines for the signature block, limit of access and utilities need to be shown, and will need a Town driveway permit.

Reinhold stated he has no problem with water on the street. Chapman concurred.

Chairman Foley explained the frontage and lot size meets the Town's regulations and called for a motion.

Reed noted he hopes the applicant and the abutter's can come to an agreement on any issues.

Selectman Dwyer moved, Chapman seconded the motion to approve the plan with Howard's advisement. The motion carried unanimously.

DISCUSSION: Recreation funds for Tennis Courts request from Nicole Bizzaro

Howard explained this proposal has been before the Selectmen who approved the request. Chapman moved, Reinhold seconded the motion to release funds in the amount of \$8,675 to pay for necessary improvements to the Town's Tennis and Basketball Courts. The motion carried unanimously.

MINUTES OF 4/10/14 FOR APPROVAL – Chapman moved, Reed seconded the motion to approve the minutes. The motion carried with two abstentions.

INVOICE FROM TIGHE & BOND FOR APPROVAL – RE: RED OAK HILL ROAD, \$630.00 –
Chapman moved, Reed seconded the motion to pay the bill to Tighe & Bond for \$630. The motion carried unanimously.

ADJOURNMENT: Reed moved, Chapman seconded the motion to adjourn the meeting at 7:40 PM. The motion carried unanimously.

Respectively Submitted,

Phyllis McDonough
Planning Board Secretary

NOTE: THE NEXT MEETING DATE IS JUNE 12, 2014 at 6:00