

Present: Judith Pratt, Chairman; David Essex; Robert Watterson Edwin Rowehl ex officio, Donald Chambers; Rod Zwinner.

Judith Pratt, Chairman opened the meeting at 7:00 P.M. She reported on the Governors Conference and what was discussed. She said that it was stated that the Board should not review a plan before a Public Hearing. She also reported that the Board should state a specific time for the plans to be submitted before a Public Hearing was scheduled. The Board discussed the time frame for a Public Hearing. Bill Suydam asked if this meant that this will be a change to the Subdivision regulations. Edwin Rowehl read the RSA applicable to the scheduling. Pratt also stated that the Conference told them that agendas for work sessions should be posted. She also stated that a site review should be posted twenty four hours in advance. The Board of Adjustment should submit zoning amendments once a year. The BOA can give a variance to a Building Permit on a Class VI road but that the Planning Board cannot subdivide property on a Class VI road. A market analysis should be done before a fiscal impact study. If Board wants to look at the impact on the schools they should look at the number of bedrooms in proposed housing. Dave Essex stated that information on driveway and excavation permits was also discussed at this meeting, they should be drawn up by the Planning Board. The Planning Board Members were told to keep up to date on changes in the State Regulations.

The Board reviewed the plans for next week's Public Hearings for the benefit of Donald Chambers the new Board Member. The Chairman referred to the Subdivision regulations. She referred to 4.04b specifically and stated that there should be some explanation for the layout of the plan.

Northeast Farms was the next proposal reviewed. The Board reviewed the changes in the previously presented plan.

The Watterson/Cloutier annexation was discussed next, with the Chairman explaining what is proposed.

Hyland Property was discussed next. C&S Realty is representing The Hylands in the matter of this proposal, which is to subdivide the property into two lots. The Board will go on the site and measure the distance that the existing building is from the road. If it is not within the setbacks provided for by the Zoning Ordinance, possibly approval could be granted on the contingency that the building be torn down. The question was raised about the location of the intersection of the proposed road. Bill Suydam raised the question of scheduling the Public Hearing and expressed the Board's concern for following its own

regulations. Suydam argued that his concern is that the subdivision regulations have not been followed. Suydam's concern was that the plans had not been received fifteen days before a Public Hearing. It was explained that the Board should have the plans in order to review them at a worksession. The Board expressed that it was of the opinion that the Subdivision Regulations have been followed. The Chair stated that if the Subdivision Regulations do not comply with the RSA they should be changed. The Chair will clarify whether or not the plans are part of the Application. Madeleine Henly expressed the opinion that the idea of having the plans in advance was so that the Application could be reviewed for completeness. The Chair will check with the Attorney about requirements for an application. Henley asked about a checklist. Henley stated the importance of the Board using a prescribed form to accept and approve a plan. The Chair stated the fact that this is an autonomous Board. Harry Page asked the Board for some common sense in the interest of the people of the Town. He expressed the opinion that this Town is going down hill. Suydam referred to the Subdivision Regulations and quoted Section 3.03 of the regulation. It was determined that the preliminary acceptance was optional. Suydam spoke to the fact that if the Ordinances are not followed to the letter the Town is open for litigation. Suydam asked just what a contingency means. The Chair stated that no plans will be signed until the building is torn down. Rod Zwirner expressed some concerns with the proposed road.

The minutes of the May 18, 1989 meeting were taken up next. Bob Watterson moved to accept the minutes with editing corrections. Second David Essex. So moved.

Site Plan Review. The Chair asked the Board to review their copy and asked for discussion. Ed Rowehl raised a question about wording. The Chair explained that this was taken verbatim from that of SWRPC. The Board made changes to H.1.5. to clarify the meaning. The Chair explained that some editing should be done before this will be in final form. It was determined that Applications do not have to be part of the document. The Chair stated that a statement should be included to the effect that after final inspection the builder should submit as built plans showing water and sewer connections, etc., changes which might be made as a result of minor problems that could be encountered in the process of building. The Chair will get it edited and in final form. The Board's job is to review the copy and see if it is agreeable to the Board. David Essex asked if Karen Cullen should be asked to review this for legality. Bob Watterson asked if SWRPC can review this edit this, and work it up to its final form. The Chair will check to see if this can be done. Watterson asked about the forms submitted to the Board out of the

Subdivision Handbook. Attorney Little's advice is to advertise a hearing and discuss the the forms at a meeting. Watterson expressed the desire to use these forms. There was some discussion about requiring the notation of the class of the road be made on the plan.

Bob Watterson asked about the procedure for renominating people for the Board and expressed the desirability of continuity on the Board. Ed Rowehl expressed the Selectmen's policy of interviewing all new appointees. Judith Pratt expressed her displeasure with the letter sent to Oldershaw. Essex asked what was the rational behind this action by the Selectmen. Rowehl restated the fact that the Selectmen want to interview all appointees. Pratt stated that the Board is an autonomous Board and that the Selectmen's Office appears to be trying to run the Board. Watterson stated that Oldershaw was the first reappointee to be subject to this rule. The procedure for appointing members was outlined by Essex for Chambers. There was some discussion about filling the Board it is short one member and two alternates. Essex asked Selectman Suydam what the rational was to interview all new members. Suydam stated that it is the Board of Selectmen's responsibility to appoint members to the Board and it is the Selectmen's policy to interview all new members. There was some discussion of terms and how they are determined. Pratt expressed that the tone of the letter was not to encourage him to seek reappointment. Suydam stated that his intention was to have Oldershaw come in for an interview. There was further discussion of this situation. Pratt spoke to the rumors about not reappointing this person and the welfare of the Town and the Planning Board. Suydam read the letter in question. Essex asked for clarification of the policy of interviewing new appointees and reappointees. Suydam stated that it has been the Selectmen's policy as long as he has been a Selectman. Don Chambers moved that the Board go into executive session. Second David Essex. So Moved. Subject: Board member Mike Oldershaw.

Judith Pratt reopened the meeting and Selectman Suydam thanked the Board and asked if the Planning Board would like to meet with the Selectmen to discuss procedures. Pratt stated that the Planning Board is an autonomus Board and it would be inappropriate to do this. Suydam pointed out that a lot of what the Board decides reflects back on the Board of Selectmen. Pratt raised the question of a road bond for the Breezy Point development. Bill Suydam suggested that either the Chairman or someone appointed by the Board be in contact with the Selectmen's Office to make certain Bonds and contingencies are verified before a subdivision is approved. Pratt stated that what has happened in the past is gone and the Boards should try to see that the same mistakes are not made in the future. There was a great deal of discussion of the reprecussions

of the Board's actions.

Meeting adjourned at 10:00 P.M.

Respectfully submitted,

Barbara Elia