

**Planning Board Meeting**  
**Meeting Room, Town Administration Building**  
**March 4, 2010 - 7:00 PM**  
**Public Hearings with applicants**

Members present: Chairman John Huckins  
Selectwoman Jackie Kessler  
David Mott  
Alan Kelley  
Steve Oles  
Dawn Hatch (Alt)

Chairman Huckins opened the meeting at 7:00 PM. He introduced the members. Hatch stated that there had been some mold spores found in parts of the building due to the heavy rains so if anyone wanted to continue his/her hearing to April 1 we would do so. She said this pertained to any member that wanted to leave also. Hatch said the spores were not found in the meeting room but we want to make sure everyone knew and can make his/her own decision whether to stay or go. Everyone decided to stay for his/her hearing.

The meeting was taped for future reference. The first hearing was opened. Hatch said Peter Jones had asked for his conference to be continued to April 1 to give him an extra month to get his information together.

**File # 10/607 – Merl L. Bartels Living Trust**

1013 Montana Lane  
Saint Cloud, FL 34769  
4 lots Canaan Back Road - Map 244, Lot 15

Joel Runnals, Norway Plains represented the plan. The parcel is located on Canaan Back Road which is a Scenic Road. The plan shows 4 lots, 2 back and 2 front. The parcel contained 28 ½ acres. All lots would have access off the driveway that would be part to the back lots. This would be the neck which was not included of the necessary square footage of the back lots. Runnals said they were scheduled for a hearing with the Zoning Board on March 17 for a special exception for access not on the frontage of a lot.

Hatch said that she had talked with Road Agent, Peter Cook who had talked with Joel Runnals concerning the egress. Cook was in favor of the common driveway for all of the lots. Cook said there would need to be ditching done along the road frontage to create flow to the catch basin below the proposed subdivision. Runnals said that the Fire Chief, Rick Walker was also in favor of the common driveway.

Runnals said that Mrs. Bartels was in Florida so the signed application had to be sent to her for a signature and returned. He said the subdivision contained 2 plans per set. He said that testpits had been done. The lot sizing for the backlots did not include the

upland on the back of the lots beyond the wetlands.

Runnals said they were asking for a waiver from paving the driveway as Canaan Back Road was gravel and a scenic road. He said the plan had been changed to include note 16 for a shared driveway. Runnals said the monumentation would be done before final approval and the certificate presented.

Runnals said the plan had been changed to include note 16. He said a wetland permit would be needed from DES. Runnals said that a note would be added concerning underground utilities which would create more wetland impact. He said he would request a waiver for overhead service. He said he would put this in writing.

Runnals said that he had talked with Peter Cook concerning the road. He said as the access would serve 4 lots it would need to be 20 feet wide. He said he had talked with Peter Cook and Fire Chief Rick Walker concerning the road width for fire safety. He said a note approved by the Fire Chief would be placed on the plan. The driveways would provide a turn around for safety vehicles with turnouts on the road at 250 feet intervals.

Kessler said she could see that there would be 2 wetland crossings. Runnals said that the culverts would need to be widened. He said that note 15 addressed the scenic road and no driveway pavement needed to meet the edge of the road. John Wallace said that the scenic roads were not paved. Runnals said according to the RSA they could be paved.

Wallace, BCC said that the Commission was responsible for holding public hearings on scenic roads. Runnals said he would check with Cook on whether the road would be paved or left gravel in the future.

The Board discussed and voted on the waiver. Huckins said the members must agree on all 4 of the requirements. Runnals presented his request. He said he felt that the driveway did not need to be paved as the road was gravel. He said it was in the spirit of the Ordinance. Kessler made a motion to grant the waiver, seconded by Lemos, Lemos – yes, Kelley – yes, Oles – yes, Huckins – yes, Kessler – yes, and Mott – yes; motion passed.

Huckins asked if anyone wanted to speak on the plan. John Wallace, Conservation Commission, said that the land abutted the Boodey easement. He said that he had not looked at the wildlife corridor as yet. He said he would like to see a no building zone on the back part of the lots as this would be the area of concern. Wallace said he would like to see this area protected. He said he had seen a seasonal camp on lot 3.

There were no public comments beyond Wallace's. Runnals said that the Zoning Board meeting was scheduled for March 17. Runnals said that they had applied for state subdivision approval on the front lots. Lemos made a motion to continue the hearing to April 1, seconded by Oles, all in favor. Runnals said that if they were not ready for the April hearing he would ask for continuance to May 6. The items needed were the wetland crossings, hearing for the scenic road with the Conservation Commission, and state subdivision approval. The hearing was closed.

**File # 10/608 – Glen & Karen Littell**

# 9 Grey Ledge Dr.

Rochester, NH

2 lots Mahala Way - Map 208, Lot 8

Jason Pohopek, Pohopek Land Surveyors, LLC represented the plan with the applicants. He said that the lot contained 5 acres, lot 8 - 2.56 acres and lot 8.1- 2.52 acres. The lots would have private wells and septic systems. The proposed driveways were shown on the colored plan.

Hatch stated that she had talked with Road Agent, Peter Cook concerning Mahala Way. He said he would need to meet on the site concerning whether the proposed driveways would need culverts or not.

Pohopek said he would address the items discussed at the review session. He said he would eliminate the lines that ran through the wording. He said he had added note 21 with note 11 revised. Pohopek said that they had received state subdivision approval, 2001009310. He said that the signature block had been added, notes 6 and 21 were worded the same so he said would eliminate one. Huckins said the plan met zoning requirements, the ones in existence and the new ones proposed.

Kelley made a motion to accept the application as complete, seconded by Kessler, all in favor. There were no abutters present. No one spoke on the plan. Kessler made a motion to grant final approval, seconded by Oles, all in favor.

**File # SR 10/375 – Richard & Hazel Shelton**

59 Rte. 126

Map 226, Lot 5

Erecting a sign for a home business

Richard and Hazel Shelton represented their plan for a sign for a home business. Hazel Shelton does tailoring in her home. She works alone. The sign would be hung from a tree that sets behind a stone wall that runs along the front of the property. The sign was 2 feet by 3 feet with a white background and black lettering. The setback from the traveled way to the stonewall was 15+ feet.

Hatch said the sign would hang over the stonewall. Hatch said the regulations state that the sign needed to be at least 15 feet from the side setbacks. Hazel Shelton said it was 15 +- feet from the traveled way.

There were not public comments. Kelley made a motion to accept the sign application, seconded by Oles, all in favor. Oles made a motion to grant final approval, with the sign installed as represented, seconded by Kessler, all in favor.

**Conference**

**Peter Jones / Jones 5, LLC**

Rte. 125 – Map 238/47

Expand the existing restaurant

This conference was not held as the applicant had asked to be continued to April 1.

**Jim Connick conference – March 11**

The public hearings were closed. The Board moved to a short business meeting. The Board will meet with Jim Connick on March 11 concerning his questions on the parcel on Tolend, Substitute, and Old Green Hill Roads.

**Tess Conroy conference to listen to her ideas – March 11**

We will also meet with Tess Conroy selectwoman candidate, if she is available, and

### **Cisterns or money toward a tanker – Chief Walker**

Chief Rick Walker concerning cisterns and money put away toward a tanker in place of a cistern in some cases.

### **Members and their professions**

The Board discussed the position of the members concerning serving on the Board and their professions. Huckins said that David Vincent had expressed his ideas as he was not able to attend this meeting.

Huckins said that David Vincent said that if he had a plan before the Board he had had his worker represent it. Now as business was slow he did his own presentations. All agreed that it was good to have surveyors on Board. They offered an expertise that was valuable to the Board. Lemos said the number of surveyors should not make the Board top heavy. Kessler said she agreed with Vincent but she questioned when does more than one surveyor on the Board become a problem. She said that there could be other conflicts not just surveyors.

Kessler said she thought that the Board was a good mix. She said that a Planning Board member did not have to be a professional. She said that if a person worked on the out side and had been involved with the applicant he should step down. If there was even a hint of being involved a member should step down.

Kessler said that all should go over the plans as a member not as a professional. Oles said that surveyors would always be a surveyor or designer. Huckins said this was true but a member should not announce that he was a professional. Kessler said that a conflict should be eliminated whenever possible.

Huckins said that Jack Dolan, the former Town Administrator and Attorney always represented that a conflict of interest should be avoided as much as possible. Huckins said Dolan said that said we needed to be very careful of the perception of conflict. Huckins said that we must know what a conflict of interest. New members should be part of any primary discussion.

Huckins said that he was a builder but he never represented that he was available. He used his position to establish facts in a field that he felt that he knew something about. Members said they would not let their professional position affect their position on the Board.

### **Planners interviewed**

Kessler said that they had interviewed 2 candidates for the planning position. Huckins said he was surprised that he had not been notified of the interviews as Charter had represented that he supported having any planning board member attend that wanted to. Hatch said she was surprised too as Charter told her that he felt that the members could ask good questions and be an asset to the interviews.

### **Joint meeting with Selectmen and Peter Cook on possible impact fees on roads**

Hatch said she had sent memos to the 5 Selectmen concerning a joint meeting on whether the Town wanted to participate in road impact fees. All agreed that any meeting should be held after the Town Meeting. She said she also sent a memo for a joint meeting with the Planning Board, Conservation Commission, Selectmen, and Natural Heritage Committee concerning a presentation by the Natural Resources Outreach Coalition on

their program for potential, ongoing , and future projects.

The meeting adjourned at 8:40 PM, motion by Kelley, seconded by Oles, all in favor.

Dawn Hatch