

MINUTES

Planning Board Meeting

September 9, 2010 – 7:00PM

Public Safety Building, Rte 9, Barrington, NH

Work Session

Members present: Chairman John Huckins
Selectwoman: Jacqueline Kessler
Edward Lemos
Alan Kelley
Dawn Hatch (Alt)

Town Planner: Constance Brawders

The Board met in the conference room at the Safety Building as the Elementary School was not available. Chairman Huckins opened the meeting to a public hearing for:

Private Road Policy / David Cullen - Flower Drive / Map 112, Lot 0018

The Board considered the request by David Cullen to build a house on Flower Drive which is a private road. Road Agent Peter Cook recommended that Cullen join the Association to help with the maintenance of the road and grade the road from the beginning to the further end of his frontage.

Kessler said she was concerned that a fire truck could not turn around on the road. Fire Chief Rick Walker said he agreed with the recommendations of the Road Agent. He wrote his recommendation on the memo from Cook. Edward Lemos said Walker usually said if a fuel truck could turn around he felt that a fire truck could also.

Huckins said Flower Drive was 16 feet wide and in good condition according to the memo. Kessler asked if this was all we required. Huckins said we used low volume road requirements for private roads. He said Cook represented the road was passable.

Kessler said she thought that there should be turn-outs on the road. Huckins said this could be a condition from the Selectmen. Huckins said that Kessler should contact Walker for his opinion. Huckins said Kessler could forward her concerns to the Selectmen at their public hearing. She said that the Selectmen's meeting was set for Monday, September 13.

David Cullen was present to answer questions. He said he had sent a check to the Association for his membership. Cullen said he had bought a 44-foot modular which the seller had viewed the road and saw no problem with it or turning the semi-truck /trailer delivering the home around. Huckins suggested that Cullen meet with Walker to get his opinion for the Selectmen's meeting.

As there were no further questions or comments Huckins asked for a vote. Kelley made a motion to support the recommendations of the Road Agent, seconded by Lemos, Huckins, Lemos, Kelley – yes Kessler – no. The motion passed.

Discussion – Michael Davis – progress of reclamation on lot at the Intersection of Smoke Street & Route 9

Hatch said Michael Davis came in the office to say he would attend the meeting

tonight to give the Board an update on his progress at his site on the corner of Smoke Street and Route 9. He was not present at the meeting.

Discussion of road inspections by Road Agent, Town Planner, & Louis Berger Group for roads asking for acceptance as Class 5 roads

Cabernet Builders – Tim Mason - Autumn Lane – Conservation Subdivision

Tim Mason, Cabernet Builders represented his request for road acceptance. He said the “punch list” from Berger Group was short. He stated he had completed the item on the list that stated the brush at the road entrance needed to be cut and cleared. He said he had done this work today. The Board had not seen the list.

Huckins said that a subdivider was not required to come before the Planning Board because road acceptance was a Selectmen issue not the Planning Board. He said only the Selectmen could accept the roads as Class 5 or be voted on at Town Meeting.

Mason said he presented his road plan that showed that there were no changes in the road construction. The plan was stamped by an engineer. Brawdgers said the bond was ready for release as Berger Group and Cook said when the few listed items were completed they would be satisfied the work was done.

Brawdgers said the hearings were scheduled so the Board would know what was going on. She said the Board could give its recommendations and input to the Selectmen. Mason said that his hearing was scheduled for October 4. Kessler said that she needed a statement from Berger before the Selectmen’s meeting.

Hearthside – James Powers – Hearthside Drive

James Powers was present to represent his request. He said he, Bill Rollins – Berger Group, his contractor and engineer, Kessler, Brawdgers, and Peter Cook had met on the site. Powers said he had received a punch list in late August which was enlarged from the first one received in July. Kessler asked if the members had the list. Brawdgers said it was in her file. He said he was invited to attend the meeting and read the list. Huckins said the items should be done and Powers return to the Board stating everything was completed. Powers said he had inherited problems from LaPrade.

Powers said the work stated that the cross culvert for the pond needed to be cleaned, mowing and cleaning done, and expand the pullouts for the cisterns. Powers said the east entrance needed to be dug out and material added. Some of the ditch lines needed to be dug out 18 inches and cleaned up. The erosion fencing needed to be removed, gravel shoulders needed to be raised in sections and material added to a level of the road. The turnout pavement needed to be increased. Powers said some of the work was not done last year and now maintenance was being done. He said under drains might be needed in some areas if the ditches could not take care of the water. Huckins said if and when Cook was comfortable with the final review and he felt the conditions were met Powers could return to the Board. An As-built and a punch list was needed.

Powers said there had been a concern that the fire suppression needed corrections and the turnouts for the cisterns needed to be enlarged. Huckins said if there were any changes the road elevations could change. The boundary monuments had been set. Powers said they would work with the abutters and contractor.

Powers said he would meet with Cook for the areas that were borderline. He said

an As-built would be presented. Huckins said Powers could use any surveyor he wanted but suggested if he used the same surveyor that drew the plan probably it would be cheaper for him.

Lakeview – Tony Franciosa – Liberty Lane

Tony Franciosa represented his road request. He said he had completed the punch list from last year. He said an As-built plan was submitted last fall. There were some issues concerning the cistern at that time. He said he had to reapply to the Selectmen.

Franciosa said his development had not been part of the Berger Group final inspections as it was completed before this was required. He said he was surprised that he had received a scope of services from them. Franciosa said he had received a clean bill for the work done last year.

Huckins said that Peter Cook was not an engineer and that was the reason that Berger was included in the final inspections. Brawdgers said the consulting engineers protected the Town. Franciosa asked if he was bound to the \$1500.00 quote. He asked if the fees could be negotiated. Brawdgers said the fees might be less. She said that the punch list was not in writing as Franciosa had not signed the Scope of Services.

Franciosa said he had subdivided in 2002. Huckins asked now when the subdivision application was filed the applicant knew that this inspection would take place. He said Franciosa had been approved before this procedure was set. Franciosa said he did not know that a site visit would be taken. Huckins said now this procedure was part of the costs. Brawdgers said an As-built would be required. Again Franciosa questioned the new costs. He said he was extended because the Board of Selectmen did not want to accept the road before the work was done.

Brawdgers said without the engineer's review the Town would not have protection. Huckins said this procedure did not have anything to do with road acceptance. He said it was the Selectmen's responsibly.

Franciosa asked to have the scope of services sent to him again. Kessler asked how many lots were still for sale. Franciosa said there had been 29 lots with a lot with an existing house. He said he owned 3 and 2 owned by others were for sale. Franciosa said the home owner's agreement had been agreed to by John Wallace.

Kessler said she would like a complete packet including all the punch lists for the Selectmen's meeting. Huckins said Suzanne MacNeil handled putting the packets together for the Selectmen. Franciosa asked if there would be any additional costs. Brawdgers said none that she would expect. She stated she would not expect Bill Rollins to need to return to the site.

Both Kessler and Selectman Keith Pratt said they appreciated input from the Planning Board as they had worked with the applicants throughout the development process. Kelley said we could act as a filter on the plan. Huckins said the memo from Cook recommended not accepting roads between November and May as there could be issues on a road that would not be visible in the winter under snow.

The members supported Cook's memo but Huckins said this would not be something that the Board had any authority over. He said it would be up to the Selectmen. Brawdgers said the asphalt plants close around November 15 so paving would shut down.

Oak Hill North – David Storey – Oak Hill North Road

There were no representatives present. Cook said that work still needed to be done.

Guest - Selectman Keith Pratt

The Board moved to a discussion on what Selectmen Pratt planned to discuss with the Board on September 16. He was invited to attend the sitewalk on September 16 at 6:00 PM on the 14 lot subdivision on Young Road. Pratt said the Selectmen were looking into hiring an engineering consultant which the Planning Board might want to use also. He said they were sending out Request for Qualifications.

Pratt said the Boards could split the services if that worked better. Huckins asked if this would be besides the Louis Berger Group. Brawders said Joe Lowery worked for the group three days a week. Huckins said usually once a year we sit with Lowery for an open ended discussion. Pratt said we probably would want to include them in sending out the Requests.

Pratt said his company represents several towns in the area so he could show the Board what companies do, help out, and share experiences. Kelley said it would be good to see what other communities were doing.

Hatch said we should always let developers know when we would view a site or inspect a road. It would be common courtesy. Brawders agreed that this should be our practice. Lemos said Berger Group should review the plans in advance to see whether an engineer should view the drainage in the process.

Brawders spoke on a program that the members might find interesting. It was on the PBS channel called Fathers of Planning. She said the Local Government Workshop would be held on September 30.

Brawders said the Planning Board could have up to 5 alternates by State Statutes. The Board can have either 5 or 7 full members.

Brawders said she wanted the members to become members of the American Planning Association at a cost of \$30.00 a member. She said the membership would be well worth it as the information from the APA could be valuable to the Board.

Huckins said we needed to think about working on the Master Plan Update as we have completed much of the work to be done.

Kelley made a motion to adjourn, seconded by Lemos, all in favor. The next meeting will be the sitewalk on Young Road at 6:00 PM on September 16.

Dawn Hatch, Clerk