

***AMENDED MINUTES**

Planning Board Meeting
Sitewalk – Young Road
Fisheye 14 lot subdivision
September 16, 2010 - 6:00 PM
Sitewalk – Young Road

Members present: Chairman John Huckins
Selectwoman Jacqueline Kessler
*David Vincent (recused)
Alan Kelley
George Calef
*Edward Lemos (arrived at 7:00 p.m.)
Dawn Hatch (Alt)

Town Planner Constance Brawders
Selectman Keith Pratt
Applicant Paul Thibodeau
Engineer Steve Haight
Abutter Curtis Quimby
BCC John Wallace
Charles Tatham
Clayton Carl
Former lot owner - Gerry Lisa Riemke

***A motion was made to reopen the previously approved minutes for corrections listing members present for September 16, 2010 (Approved 4-0; Motion by Lemos, 2nd by Kelley, Abstain due to appointment after the fact (Calef).**

Site walk – Young Road proposed subdivision

The Board met at the proposed 14 lot subdivision on Young Road to view the site. David Vincent recused himself from the Board as he was the surveyor for the proposal. David Vincent, Engineer Steve Haight and land owner Paul Thibodeau represented the plan.

The property contained a Prime Wetland and adjacent wetlands. The terrain was rocky and appeared to contain ledge. Vincent said testpits had been done on the high side of the site. He pointed out the sites. Vincent said the depths went from 2 feet to 3 feet +. They were 50 feet apart. He pointed out the setbacks for the Prime Wetland and the wetlands. Vincent said the prime buffer and wetland buffer overlap in many areas.

Vincent said 15 acres were encompassed in wetlands and buffers. He said this was 1/3 of the total area. Wallace asked if the applicant had considered a conservation subdivision. Vincent said the applicant does not want the site open to the public. Wallace said a conservation subdivision does not have to be open to the public. Thibodeau said an easement could be created along the back of the lots.

Haight said it could be designed so access was for the home owners only. Brawders said the present design was cookie cutter lots. Vincent said that a conventional

subdivision caused less impact as no road would need to be built. He said each lot would support a building footprint, well, septic system and driveway. A road in the parcel would cause more impact as a building footprint, well, driveway, and septic system as well as a road would be needed.

Vincent pointed out the back line that was a stone wall. He described the water flowage down to the rocks that abut the road. Vincent pointed out the corners of the parcel and the road right. He said the house that sets partly in the town right-of-way. Vincent said Road Agent Peter Cook raised concerns about the proposed driveways on each side of the house. He said the applicants were meeting with the Selectmen on Monday night concerning the house and corner. He said Cook said the driveways would be built with swales and culverts. Members said the number of drive ways would be reduced by building common driveways and putting the 2 driveways on the front lots beside the back lot 50 feet. The Board moved to the meeting at the Elementary School at 7:10 PM.

Library, Elementary School

Work Session – Conference with Selectman Keith Pratt

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

Town Planner Constance Brawders
Selectman Keith Pratt

Brawders said George Calef had been appointed to fill the remainder of David Mott's term which expires in March of 2011. Everyone welcomed Calef to the Board and felt that he would be an asset. Huckins asked why Calef's term had not been extended so member's terms would all not expire in the same year. Brawders said Calef was appointed as a full member which meant that the Mott term was what he would fill. She said we could work on this before the terms expired.

The sitewalk was briefly discussed. The plans should show the wetlands, ledge outcropping marked and the effects on the building footprints. Kessler said there was a steep hill away from the wetlands and it would take a great deal of water to flood this area. She said she felt better about the site now that she had viewed the land.

A culvert should be installed so that home owners could access the back area. There would be changes in the plan as the process moved forward. Setbacks of 30 setbacks and 50 feet buffers would be shown which would be a setback of 80 feet away from the toe of the slope. Kessler said the hill offered protection from the wetlands. Huckins said there would be a certain amount of encroachment in the development of the site. Brawders said we needed to see a plan of what was proposed. Huckins said the plans should show the wetlands that needed to be mapped.

Kessler said the corners need to be shown with the location of the right-of-way. She said the applicant and the Selectmen would have questions and comments at the Selectmen's meeting on September 20. Kessler asked why we could not talk about a subdivision at any work session. Huckins said we could not discuss a plan or proposal without the abutters present.

Kelley said the Young Road project was conceptual. He said it was an open issue as there were driveway cuts both sides of the existing house that would not meet the regulations. It was noted that the Town right-of-way was beyond the house and as it sat on a high area it blocked vision both ways. Kessler said the house was non-conforming and would need to be removed when a new one was built. She said the existing house was within the right-of-way and on a bad curve. Kessler said additional driveways would create more problems including safety. Brawders said as this was a preliminary plan there could be 1 more hearing. She said the lot line revision between Matt Trnovsky needs to be looked at as it was different on the subdivision plan than on Trnovsky's.

Conference with Selectman Keith Pratt

Pratt said he was present for 3 reasons, 1 - as a selectman he wanted to know the Board better, 2 - The Selectmen were going out for Request for Qualifications for consulting engineers and thought that the Planning Board might want to use the same engineers. He said we might want to select a joint engineer that could fill both Boards' needed; 3 - Pratt offered to speak of his experience as a Civil Engineer as his company represents several communities as consulting engineers.

Copies of the RFQ for reviews were passed out. Northwood contracted out 5 years. Pratt said the posting would be in the Union Leader and Foster's on Monday. The qualifications were discussed. Pratt said this would not be an exclusive contract. He said a sub-committee would be formed to meet with the applicants.

Pratt said they were looking for a firm to be the primary engineering consultant. He said the firm could serve both Boards. Pratt said there would be a general rate structure with no established fee. He said the existing system could remain the same if it continued to work well. He said the engineers would become involved after October 14.

All agreed that a consulting firm representing the Town could not do work within the Town as this could mean some other firm had to review their work and it could be a conflict of interest. This would make the contract much cleaner. Pratt said this clause would be added to the Request.

Pratt said there were good advantages with one group working together. Kelley said a contract could be set for a certain service. Pratt said the Selectmen were looking for a firm to look at the mold problem in the existing town hall, the costs of mitigation, and a new building and site. He the costs would be for the total phase including ADA compliance, air quality, and drainage. The cost would expand over a 20 year period.

Pratt said they needed to get the groups together for discussions. Pratt said the Library did not want to be located in the old building. He said we needed to look at the big picture. He said more subdivisions mean more houses with 1½ children per household. Pratt said the town offices were the immediate issue. He said we needed to find out what was needed and be cost effective.

Pratt said one thing to be considered was the heat and the maintenance of the old building vs. a new building and what would be cost effective needed to be set. Pratt said

communities need level thinking people. Calef said we need to increase the tax base. He said all of the residents need to be represented.

Hatch said residents with large parcels of land need to have a voice. She said we should not be run by a majority of 2 acre lot owners and this leaves the input from others out. Pratt and Calef said this town spends its money wisely. We get a good bang for our buck. Pratt said we were in the bottom 19% of communities as to using the town funds wisely.

Pratt said he was interested in the construction and roads side of developments. He said he feels strongly about construction and the long term costs which was the real costs. He said there was a 28 page manual which states the procedure. Lemos said we worry too much about the bottom line for developers.

Pratt said core sampling, elevations, short grades, and culvert crossing construction observations and the cost of the road length, and construction checklists were issues that should be discussed and addressed. Pratt said with a consulting engineer on board the burden would not be on Peter Cook.

Huckins said Berger Group had done our engineering for many years. Lemos said we could check on the procedure now. Huckins said in the past we had met with Joe Lowery once a year to discuss what each side expected of each other. Pratt said the hiring of a consulting engineer would make him the bad guy not Cook.

The consulting engineer would check under drains, culverts, swales and all items that dealt with road construction. There could be a project manager who could oversee the design and review.

Pratt said he had worked on the Request for Services for Belmont and said the Board might consider it. All agreed that there was no sense of reinventing the wheel. Members thought that the Request was well written. Kessler asked if there would be a cut off from a major subdivision from a minor subdivision when a person wanted to give his child a lot. Pratt said regardless of the size of a subdivision the Town should not bear the burden. Kelley said if a person was taking one lot off a 20-acre parcel the Board could consider the circumstances and grant a waiver.

The question was raised whether we were getting a good shake from Berger Group. All agreed that it was hard to tell as the amount of development had dwindled down. It seemed that the service had changed and was not so punctual. Brawdres said there was need of comparison in service and costs. She said Joe Lowery only worked 3 days a week now.

Pratt said to work with both Board would be a better and more appealing sale. He said field reports should be signed by the applicant or his representative to show the site visit took place with his awareness.

Charter Weeks had brought Tony Gaudiello to the office to meet Brawdres and Hatch. He was interested in becoming a Planning Board member. Huckins said there were 5 members whose term expires in the same year. He said the Selectmen should look at this so the terms were staggered and some members were experienced in the work of the Board while others were learning the procedure. Brawdres said there could be 7 members with 5 alternates. Kessler said she was not planning to run for Selectman again but would like to stay on the Planning Board. Hatch asked Pratt if he would be interested in becoming the Selectmen's representative to the Board. All thought that he would be an asset. Pratt said he would consider becoming the Selectmen member.

It was brought up that Ken Grant was asking for information from Attorney Whitelaw concerning the 2010 zoning changes. Brawders said she had called Whitelaw to discuss this request and she would get back to her. The members said they had no problem giving Grant the information if Whitelaw said it was OK. Some said we would not want to set a precedent so we would have to give more to anyone. Huckins said these communications were under the client / attorney privilege.

Huckins said he had talked with deacon, Newell Whitford at the Restoration Church at the old mall about changing the name of the Church. He said they wanted to change the sign to a professional designed one. The sign would be in the same place but smaller which would make it more conforming. Huckins said if the sign was the same size and same location and just reworded to the new name it would be grandfathered. Kelley said to make the sign smaller was changing the sign and would need to come before the Board. Lemos said the sign would not be the same size.

Brawders said Newell Whitford should bring the sign design in for the Board to review. They could then decide what had to be done. She said the new sign should be placed in the file.

Brawders said at the meeting on September 23 we would review the plans of the Gerrior subdivision. Hatch said Newell Whitford would also like to meet with the Board.

The meeting adjourned at 9:45 PM, motion by Lemos, seconded by Kessler, all in favor.

Dawn Hatch, Clerk