

Planning Board Meeting
March 25, 2010 - 7:00 PM
Land Use Office, Town Administration Building
Work Session

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

Guest present: Harry & Jackie Kessler

Chairman Huckins opened the meeting at 7:00 PM. David Hussey was not present to discuss his ideas and suggestions.

Board review of information received from people concerning Chapter 6, Economic & Fiscal Conditions of the Master Plan

Hatch will put together the minutes of the meetings he had with people that met and talked with the Board. Huckins said he was very pleased with the input from all who came. He said that we could put all the information together to update Chapter 6, Economic & Fiscal Conditions. We will plan to review and discuss the information on April 8. Hatch will make each member a package.

Harry & Jackie Kessler – Boundary line revision

Harry and Jackie Kessler represented that they wanted to locate the easement section of their lot on which they built a home on the lot beside it. The approved subdivision plan was viewed for discussion. H. Kessler said that he wanted to include it in the second lot for pasture land and to remain as an easement. He said they might sell their house with 5 acres in the future. He said this would remove 12 acres from the house lot and move it to their other lot.

Huckins said that the best way to clean this up would be to go before the Zoning Board and ask for the condition of the variance to be removed. Huckins said that the requirements at the time of the subdivision were no longer in effect so it should be easy to change. Huckins said that 2 lots could be created now which at the time of the subdivision backlots were not allowed on parcels after 1991.

J. Kessler said that the Town owned the easement. She said they would take the deed to the Zoning Board hearing to show the easement. Huckins said the variance pertained to the plan already approved. He said now they could create 2 lots if they had more than 4 acres. He said they could use half of the neck for the back lot.

Hatch said that an application for a zoning hearing must be brought in by March 30 to be heard on April 21. Kessler said that they would work with Randy Orvis to put a new plan together. She said that they would also get on the agenda for a Planning Board

hearing on May 6. Hatch said that an application needed to be brought in by April 21 for hearing on May 6.

H. Kessler said they would create a small lot for the house and put the remaining land in the second parcel. He said that the easement part of the house lot would be on the second parcel. J. Kessler said that the second parcel was where the cell tower was located. She said the branches on the tree type tower were bare. The Kesslers will get back to the Planning Board when they have their application completed. J. Kessler said they would be putting both applications together at the same time.

Campground information

Huckins said that he had read the campground information and in his opinion Wakefield had the best requirements. He questioned how much land was enough. Huckins said in his opinion 10 acres was a good place to start. Hatch said the size and amount of land could depend on how many amenities would be offered. She said in the case of just campers, tents, or tent campers 10 acres might be enough, if more activities were offered it might need to be larger.

Leaving campers stored on site was discussed. This should be addressed and included in the regulations. Huckins said that Attorney Whitelaw, Rick Walker, and Dick Conway should review the document and express their concerns and suggestions.

Huckins said the document could be put in the Site Review Regulations where it could be adopted by the Board after a public hearing. An application would need a conditional use permit as stated in the Ordinance. It would not have to wait until March to be adopted.

Discussion of road impact fees with the Selectmen

Hatch stated that she had received a memo from the Selectmen concerning a joint meeting to discuss possible impact fees on roads. It stated that they wanted to wait until the planner was hired. The memo stated that that would be by May 1.

Huckins said that Peter Cook could work with the planner to discuss roads, reclamation, grants, and priority issues. This would give her the opportunity to drive what would be done. Grants and what would be accomplished could be with her supervision.

Charter Weeks / Daniel Quinto – Review of Town Center

Hatch asked if Daniel Quinto had come to Town to look at the Town Center information. She said none of the material that she had put together for Charter had been moved. Kessler said she and Charter met with him on Wednesday. She said that he was looking at both sides of Route 9.

Kessler said that Quinto told them that a high school and a library should be located in the Center. She said Quinto said that more density was needed.

Transfer of development rights

Mott said that the Commission had discussed transfer of development rights at their meeting on March 23. Cynthia Copeland Strafford Regional Planning Commission could be contacted to get any information pertaining to this information. Huckins and Mott said that this project should be looked at immediately as time goes by fast. Mott

said we should look at other communities for any regulations that they might have on land transfers.

Rick Walker – Cisterns / tanker trucks

Hatch will ask Rick if he had talked with his officers and formed any opinion on which would offer the most value to the Department and Town; cisterns or money toward a tanker.

The next meeting of the Board will be held on April 1 for public hearings. The Board will discuss the input from the people that talked with the Board. The meeting adjourned at 8:55 PM, motion by Kessler, seconded by Kelley, all in favor.

Dawn Hatch, Clerk