

## **Planning Board Meeting March 12, 2013**

Board Members included Chair Ernie Allain, Regular Members David Morin, Greg Estrella, Martha Creegan, Ex-Officio Members Tom McCue, Sue Tremblay; Alternate Members: Richard Cassidy, Mark Evans

Members Excused: Fran Cusson, Aline Boucher, Lucie Remillard

Others Present: Mike Eastman, Sally Manikian, Bryan Lamirande, Corinne Cascadden, Derek Patry, York Land Services; Douglas Gaeb and Claire L. Therriault, Robert & Gloria Sloane, Naomi Levesque

Chair Allain opened the meeting at 6:33 p.m. and appointed Mr. Evans and Mr. Cassidy as voting members for this meeting.

### **Public Comments**

#### **Approval of Minutes**

Mr. Morin moved to accept the minutes of the previous meeting; Mr. Cassidy seconded and the motion carried.

#### **Lot Line Adjustment**

Hemlock Lane (Map 128; Lot 225 & Map 128; Lot 226) Douglas Gaeb and Claire L. Therriault of 130 Spruce Street (Map 128; Lot 226) have applied for a lot line adjustment. The adjustment involves the neighboring property owned by and Robert & Gloria Sloane of 26 Hemlock Lane (Map 128 Lot 225)

Mr. Morin moved that the application is complete; Mr. McCue seconded and the motion carried.

Ms. Laflamme explained that .03 acres will be conveyed to the Sloane's and this will straighten the lot line. There are no problems with zoning and no issues with easements.

#### Public Hearing

Chair Allain opened the public hearing at 7:40 p.m. There were no comments other than Mr. Sloane clarifying that the street name is Hemlock Lane (it had been referred to verbally as Hemlock Street). Chair Allain closed the public hearing at 7:41 p.m.

Mr. Morin moved to approve the lot line adjustment between Douglas Gaeb and Claire L. Therriault of 130 Spruce Street (Map 128; Lot 226) and Robert & Gloria Sloane of 26 Hemlock Lane (Map 128 Lot 225) conveying .03 acres from Map 128; Lot 226 to Map 128; Lot 225); Ms. Creegan seconded and the motion carried.

Mr. Cassidy moved to authorized Chair Allain to sign the plat; Mr. Morin seconded and the motion carried.

Mt. Jasper Draft Report – Sally Manikian

Ms. Laflamme gave credit to Committee members Sally Manikian, Mike Eastman, Naomi Levesque, Lucien Langlois, Corinne Cascadden, Tom McCue and Ernie Allain.

Ms. Manikian reviewed the report saying that it provided necessary information on the habitat and recreation on Ms. Jasper. Habitat focuses on types of wetlands and soils and describes the most vulnerable habitats which are vernal pools.

For recreation the report suggests hiking, non-motorized as well as motorized trail access and view enhancement including informational signage, benches, kiosks as well as interpretive displays to highlight the flora, fauna and cultural experience.

Ms. Laflamme noted that Dr. Boisvert, the State Archeologist reviewed the document and had no significant changes. Mike Eastman mentioned that he did not think it a good idea for ATV's or snowmobile to be allowed on the existing trail. He also commented that signage needs to say "no removal of cultural material whatsoever." He suggested handicap access from the summit of the mountain which is accessible behind the Catholic Cemetery.

Mr. McCue stated that he is pleased with the partnering and cooperative effort that went into the report. In response to a question from Mr. Cassidy about mountain biking, Ms. Manikian said that the hiking trail has been seeing some activity. The wetland areas are ideal for nature viewing.

Mr. Eastman described Mt. Jasper as a novelty from a cultural standpoint. Arrowheads made from the material found on Mt. Jasper have been found in places as far as Ohio. He added that there are enough trails elsewhere; this should be kept as a walking trail and kept serene.

Barbara Tetreault asked about canoeing or kayaking and Mr. Eastman stated that the area used to be portage route from the Androscoggin to the Connecticut Rivers though there is not enough water there now.

Ms. Manikian stated that the report provides helpful recommendations and it captures what is on the mountain in terms of soils and habitat. The report contains positive actions and an opportunity to set standards which will ultimately be up to the Planning Board to recommend and council to adopt. Ms. Laflamme asked members to provide any additional comments by Friday.

Chair Allain asked if there is something to keep people away from the caves to which Ms. Manikian replied that the committee did not want the caves to be closed off, though the experience of Mt. Jasper is less about the caves. Mr. Evans asked that if it being on the National Register of Historic Places, whether it is illegal to remove artifacts. He agreed that emphasis should be place on signage to: stay on trail; carry in carry out; and do not remove material.

Mr. Morin asked what the expectations are from the Board. Ms. Laflamme stated that the report is in draft, so additional comments by Friday, then the Committee will spend more time with it.

### **Schools RFQ**

Bryan Lamirande explained to the Board that the Schools want to apply for federal money for projects and granting agencies will only accept prepared plans from a licensed engineer. They are working on a project that would include a playground for the day care, trail head parking; a pellet boiler; and parking area. They realize that construction will have an effect on the neighborhood and want to go through the proper processes to mitigate concern.

Ms. Laflamme noted that plans for this project are preliminary and the school representatives are here only to get the concept on the Planning Board's radar. Municipal projects go through site plan review but only for comments and recommendations, the Planning Board cannot issue binding approvals. Mr. Evans clarified that the board has no authority and that its role is advisory. Chair Allain thanked Ms. Cascadden and Mr. Lamirande for the concept and added that the plans will come to the Board again after they have more formal designs.

### **Driveway Regulations Review**

In further review of the regulations, edits were shown in the previous month's minutes. The majority of the discussion was with the width of driveways and the Board was inclined to leave as is and deal with each situation as it comes to the board.

Mr. Morin moved to amend the driveway regulations as indicated in the previous month's minutes; Mr. Cassidy seconded and after brief discussion, the motion carried.

The Board will hold a public hearing at the next meeting to formalize.

**Other**-no items

**Public Comments**-None

### **Member Comments**

Mr. McCue mentioned Saving Special Places 2013 workshops will be held soon. Ms. Laflamme added that there will also be a Watershed Conference, State Energy Conference; and OEP training.

Mr. McCue commented on the noise concerns he's had with the local biomass construction going on 20 hours per day, six days per week. The Legislature is going to convene a committee about noise for road construction. It was noted that windmills have been removed because of noise in some places.

### **Planner Comments**

Moving Downtown Forward's next meeting is 3/20 at 5:00PM.

In April, there will be the election of officers. Re-appointments will be next month and the board could use 3 more alternates.

Zoning board meeting will be 3/27. Dick Huot is a new alternate on the board.

Notre Dame Project has been taken over by AHEAD and they want to move ahead with the existing plan. They want to come to a Board meeting to introduce who they are and what they are doing.

Granite State Future - This is a State Wide conversation that OEP and a host of state agencies are spearheading. It will give them a plan which will give them an advantage for applying for certain grants. NH Listens has stepped in to hold another round of conversations, the Berlin one will be held at 921 Main Street, the new WREN community building on April 9 at 6:30PM

### **Adjourn**

Mr. Morin moved with a second from Mr. Cassidy to adjourn the meeting. So moved, the motion carried. The meeting ended at 7:55 p.m.

Respectfully Submitted  
Susan Tremblay