

Present: Chairman Brett Hunter, Vice-Chairman John (Jack) Karcz, Members John (Jack) Downing, Andrew Kohlhofer, Roger Barham, Leon Holmes, Building Official Bob Meade, Senior Planner Jenn Rowden, and Land Use AA/Recording Secretary Casey Wolfe.

Also attending: Darlene Olson, Bill Gregsak, Mike Rislove, Dennis Quintal, Kathy Baum, Travis Baum, Gary Merrill, Joanna Pellerin, Jan Neisjorowich, Scott Suprenant, Stephen Bassett, Joyce Dempski, Andrew Dempski, Kimberly Dyer, Guerwood Holmes, and Eric Falcon.

I. CONTINUED BUSINESS

Applicant John Galloway (at Map 5, Lot 35; Shirkin Rd) to request a waiver from Article 7, Section 1 of the excavation regulations

The meeting opened at 7:05 PM. Mr. Barham took the time to explain why the gravel pit owners were applying for waivers and what the process would be like. Both Mr. Barham and Mr. Meade made sure to be clear that the waivers were for surety purposes only.

Mr. Quintal was the first person to speak to the Board. He summarized the letters from Mr. Tatem regarding the recommended surety amounts. Mr. Quintal, on behalf of John Galloway, did not think that Mr. Tatem's estimates were fair. Mr. Barham reminded Mr. Quintal that estimating how much it would cost for Mr. Galloway to do the reclamation is not the same as estimating how much it would cost for a third party to do the work. There was some discussion about the Town not accepting surety bonds.

Both Mr. Quintal and Ms. Rowden felt that a price needed to be decided tonight and that the price can always be renegotiated next year. Mr. Karcz made it clear that he agrees with Mr. Tatem's price estimates and that the Board should stick with Stantec's recommendation. Other members felt that comparing numbers with other engineers would still be reasonable. Mr. Quintal proposed a price of \$15,000 and Mr. Meade and Mr. Barham countered with a price of \$30,000. Mr. Meade stated that he had been told that Mr. Galloway originally had a bond for \$25,000 way back when and it should not be less than that. Mr. Barham spoke about inflation and using Mr. Quintal's numbers for four inches of topsoil vs. two. Ms. Rowden explained that with these numbers, the waiver would be irrelevant at this point.

Mr. Karcz made a motion to open the public hearing. Mr. Barham seconded that motion with all in favor. Mr. Merrill voiced that he was more than okay with the \$30,000 figure. Mr. Rislove felt that the Town should accept surety bonds since the Town is asking for a serious amount of money. Mr. Karcz made a motion to close the hearing. Mr. Barham seconded that motion with all in favor.

Mr. Barham made a motion to bond the Galloway property at an initial amount of \$30,000 subject to review at the end of next twelve month period. Mr. Downing seconded that motion with all in favor except Mr. Karcz.

Mr. Kohlhofer made a motion to grant a renewal for applicant Galloway for a 12 month period. Mr. Downing seconded that motion with all in favor. Mr. Quintal left the meeting at 7:55 PM.

Applicant Gary Merrill (at Map 4, Lot 15; Beede Hill Rd) to request a waiver from Article 7, Section 1 of the excavation regulations.

Mr. Karcz made a motion to open the public hearing. Mr. Downing seconded that motion with all in favor. Mr. Karcz made a motion to close the public hearing. Mr. Downing seconded that motion with all in favor.

Mr. Barham made a motion to bond the Merrill property at an initial amount of \$30,000 subject to review at the end of the next twelve month period. Mr. Holmes seconded that motion with all in favor except Mr. Karcz.

Mr. Kohlhofer made a motion to grant a renewal of the earth removal permit for applicant Merrill for a twelve month period. Mr. Holmes seconded that motion with all in favor. Mr. Merrill left the meeting at 8:00 PM.

Applicant Darlene Olson (at Map 2, Lot 151.2; Main Street) to request two separate waivers from Article 7, Section 1 of the excavation regulations and to request a 90 day extension on her current excavation permit.

Prior to this meeting, there was a site walk where Planning Board members, Town Engineer Dan Tatem, Building Inspector Bob Meade and Darlene Olson came to an agreement about reclaiming the property. Mr. Gregsak submitted a reclamation plan to the Board in response to this agreement. Mr. Gregsak explained to the Planning Board that some areas on the property do not need to be reclaimed because there is already plant growth stabilizing the land. There are also spots that will need to be reclaimed because there has not been any plant growth. Additionally, some areas will become exposed ledge and will not need to be reclaimed. They did not count access roads and are now showing one on the floor work area. Mr. Gregsak explained that he was requesting a 90 day extension of the current permit so that this work can be accomplished.

Mr. Kohlhofer made a motion to open the public hearing. Mr. Holmes seconded that motion with all in favor. Abutter Stephen Bassett brought up that roads to his property and the school should not be reclaimed. Mr. Barham asked if the access road to his property is in the relevant area. Mr. Bassett said it was not. Mr. Karcz made a motion to close the public hearing. Mr. Downing seconded that motion with all in favor.

There was some discussion about how to go about renewing the earth removal permit. Mr. Kohlhofer made a motion to renew the permit for 12 months under the condition that the reclamation plan was completed in 90 days. Mr. Holmes seconded that motion with all in favor.

Mr. Karcz made a motion to open the public hearing. Mr. Downing seconded that motion with all in favor. Ms. Olson voiced that she would like to bond the property for \$30,000 just like Galloway and Merrill. Mr. Karcz made a motion to close the public hearing. Mr. Downing seconded that motion with all in favor.

Mr. Barham made a motion to bond the Olson property at an initial amount of \$30,000 per five acres subject to review at the end of next twelve month period. Mr. Downing seconded that motion with all in favor except Mr. Karcz. Mr. Gregsak, Mr. Rislove, and Ms. Olson left at 8:25 PM.

Applicant Marty Ferwerda (at Map 3, Lot 2; Main Street) to request a waiver from Article 7, Section 1 of the excavation regulations and to request his bonded area to be limited to 3.2 acres.

Mr. Ferwerda was unable to make it to this meeting. Mr. Karcz asked if Mr. Ferwerda's bond amount going to be limited to the 3.2 acres. Mr. Barham felt that we have no evidence for the 3.2 acre limit and that the Board should bond him at the \$30,000. Mr. Karcz made a motion to open the public hearing. Mr. Downing seconded that motion with all in favor. Mr. Karcz made a motion to close the public hearing. Mr. Downing seconded that motion with all in favor.

Mr. Barham made a motion to bond the Ferwerda property at an initial amount of \$30,000 subject to review at the end of next twelve month period. Mr. Downing seconded that motion with all in favor except Mr. Karcz.

Mr. Barham made a motion to renew Ferwerda's Earth Removal permit. Mr. Holmes seconded that motion with all in favor.

II. NEW BUSINESS

Preliminary meeting for Scott Suprenant (at Map 3, Lot 169.2; 459 Whittier Drive)

Mr. Suprenant approached the Board at 8:33 PM. Mr. Meade summarized that he has been keeping dump trucks, two tractor trailers, and a fuel tank on his property which has caused him to exceed his home occupancy. Mr. Suprenant brought up going through a site plan review process so that he can have a business out of his home. Mr. Meade brought up the 30% rule. Ms. Rowden said that if more than 30% of the lot is going to be impervious, then he would need a variance from the ZBA. Mr. Barham mentioned that the plan would probably be a major site plan. Mr. Holmes suggested the he go rent a spot to keep his trucks.

Mr. Barham warned Mr. Suprenant that he would have to go through the ZBA and the PB – it would be a hassle. In addition, he would have to spend an arm and a leg on a surveyor, since the application would be a major site plan review. Mr. Barham also warned that he would be hard pushed to get anything past the ZBA. Ms. Rowden brought up that a big issue that he would have is that he would need to claim it's a hardship for him if he can't have his business on site. Mr. Holmes also felt that the whole thing would be a waste of Mr. Suprenant's money.

Ms. Rowden felt that the Board needs to come up with a plan to bring Suprenant back to the home occupancy. Mr. Barham reminded Mr. Suprenant that tractor trailer trucks are completely off the table. There was some discussion about screening the trucks. Mr. Suprenant said that he

was filling in wetlands behind his house so that he can park the trucks back there. Mr. Meade made it clear that he did not, at any point, approve of Mr. Suprenant filling in wetlands but had told him parking out of sight may be as good as screening or garaging and that he had already been in trouble for filling too close to wetlands. Mr. Meade also brought up that a boat has been parked in the town right of way and cannot remain there. Mr. Suprenant left at 9:05 PM. The Board agreed that he needs to get rid of his tractor trailer and fuel tank within 30 days and that he needs to be in compliance within 120 days or be before ZBA.

Applicant John Galloway to request Dan Tatem to be removed from his project.

Mr. Galloway has requested a different engineer to review his application. The way Mr. Barham looked at it is that Mr. Galloway pays Tatem's fees and that he should have some say on who he is paying for. Ms. Rowden reminded everyone that the Board has the right to hire whoever it chooses to review the project. Mr. Karcz felt that the Board did not just hire Dan Tatem, it hired Stantec which is a large firm. If we hire anyone else, it should be another large firm like Stantec – not a small private one.

Mr. Barham suggested that the Board has a list of alternative engineering firms by the next meeting. Mr. Holmes said that we will have to let Mr. Galloway know that he is going to have to pay for this new engineer. The other firm would need to catch up with everything. Ms. Wolfe will start researching what other firms charge for planning board review services.

III. MINUTES

Mr. Kohlhofer made a motion to table the minutes. Mr. Karcz seconded that motion with all in favor.

IV. BUILDING INSPECTOR'S REPORT

Mr. Meade will write another letter to Mr. Witham about the unregistered cars that he illegally keeps parked in the aquifer in his "buffer zone."

Mr. Meade brought up the paved emergency road which is now gravel.

Mr. Meade also brought up that there has been a complaint that someone has been living in a camper. However, upon further inspection, it seems that this person only stays in the trailer if he has to and that we have an allowance for this. He also plans to move into one of the four apartments as soon as it becomes available.

Mr. Wayne Kinney has completed some test pits on Gristmill. Mr. Kinney had a problem with the 30-foot setback complaining that it makes it difficult to fit septic systems in the lots.

He also brought up that someone is making cookies as a home occupancy.

Mr. Meade went to a training in Concord on "Knowing the Territory." He brought up that some of us still need to go to training this year.

Mr. Meade submitted a list of items to address to put before the voters (Signs, Solar, HO, Road impact fees and In-Law.

Mr. Karcz made a motion to adjourn the meeting at 9:42 PM. Mr. Downing seconded that motion with all in favor.

Respectfully Submitted,

Casey Wolfe
Recording Secretary/Land Use AA

Action Items:

- Ms. Wolfe will research alternative engineering firms