

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

Also present: Jennifer Stasinis

Mr. Hunter opened the meeting at 7:00 PM.

## **I. MINUTES**

Mr. Karcz made a motion to approve the minutes of August 3<sup>rd</sup>, 2016. Mr. Downing seconded that motion with all in favor.

Ms. Wolfe had a question about the minutes. When the motion was made to continue Galloway's application at the last meeting, it was never decided whether or not the abutters would get notified at the next meeting. It was decided that the abutters probably do not need to be notified. Especially since it was not a part of the motion.

## **II. CONTINUED BUSINESS**

Mr. Barham brought up the draft budget from the last meeting. He explained that the Town Administrator used the proposed budget from last year. Mr. Barham sat down with Ms. Wolfe last week and adjusted the budget so that it was below the default budget. The increased rate for the circuit rider services from Rockingham Planning was accounted for as well as more money for training.

Mr. Kohlhofer started a discussion about impact fees. The school is unable to spend the impact fees. Mr. Barham stated that the impact fees are for when there is greater growth than the Town is able to meet the demands of. However, Mr. Kohlhofer felt that currently there is a weak case for impact fees since we are not growing out of hand. Mr. Meade pointed out that there is a good case for impact fees for the roads. Mr. Kohlhofer said that the school collects the fees but then the money just sits there. He suggested that the Selectmen call the attorney for advice on this and have a non-meeting. He is looking to repeal this Ordinance.

## **III. NEW BUSINESS**

### **Preliminary for Jennifer Stasinis who wants to move her dog boarding, training, grooming, and day-care business to 827 Main Street [Map 2, Lot 93.1 and Lot 93.2]**

Ms. Stasinis introduced herself to the Board. Mr. Kohlhofer pointed out that she is in the aquifer and asked what she does with dog waste. Ms. Stasinis explained that all hard waste gets put in the dumpster. There are hair traps in the tubs and she uses biodegradable shampoo. So far, she has not had any issues in Brentwood or in Kingston concerning the septic. She is looking to rent the space for now, but later on she is looking to buy it. There is one commercial space and one residential unit. Mr. Meade pointed out that this is a change of use. Ms. Stasinis still needs to

find where the septic tank is. Ms. Wolfe mentioned that Ms. Stasinis also had to fill out a conditional use form. Ms. Stasinis left at 7:30 PM.

#### **IV. BUILDING INSPECTOR'S REPORT**

Mr. Meade brought up some issues at Governor's Forest. One drawing in Mr. Ferwerda's signed plans only had an easement for an access road. Two others show the access road (one spelling out its size and construction). However, the minutes say that there should be an access road. Now Mr. Ferwerda is looking to move the road, this will be the third time that access road changed but the road will now follow the plans. Mr. Karcz felt that he needs to meet the original plan – if he comes in, he should have to amend his plan.

Mr. Ferwerda is also committing a wetlands violation. He wants to build a 24 foot garage on a particular parcel that would put him in the wetland setback. Not only that, but he also dumped loam and stones in that area. Mr. Meade sent in a wetlands violation to DES. Apparently Mr. Ferwerda is sending a wetland scientist out this coming Tuesday to see if the land is still wet. Mr. Meade believes that we should probably send someone out as well.

Mr. Meade also had a disagreement with Mr. Ferwerda about his setbacks. Mr. Ferwerda believed that he could build homes 30' from each other and that the homes did not necessarily need to be 10' from the property line. Mr. Meade read through several old minutes and the RPC representative's opinion from the time that stated and restated 10' from property/space lines. Mr. Kohlhofer and Mr. Karcz strongly urged that we need to have Mr. Ferwerda come in to amend his site plan. Mr. Barham wants Mr. Ferwerda to bring in an "as built" drawing of the development. The amended site plan would get reviewed by Stantec. Mr. Barham felt a letter should go out from the Planning Board saying that he has to go through the site amendment process. The topic got tabled to the next meeting.

Last of all, Mr. Meade brought up the subject of drainage and how many old minutes mention this topic including having an engineer involved. The site next to the emergency access lane has a drainage easement.

Mr. Barham brought up that Mr. Quintal and Mr. Tatem did meet last week. The Board discussed that the road needs to be 24' in width the whole length.

Mr. Meade said that a young lady bought a property on Loon Way, a class VI road. She is looking to improve seven tenths of a mile. Mr. Barham said that when someone wants to build a residence on a Class VI road, generally they have to build it up to Town standard. There was some discussion about access to the lot. Mr. Kohlhofer felt that it was too bad because it means more residential units near the Corporate Commercial District. Mr. Barham felt that asking about this process of updating a class VI road was a good question for Rockingham Planning Commission.

Mr. Meade also brought up the legal lectures that NHMA will be hosting throughout September and October. Ms. Wolfe, Mr. Karcz, and Mr. Downing all showed interest in going. Mr. Meade brought up the hit list (In-Law & sign ordinances) of what we need to bring before the voters.

Warrant Articles need to be in before the Public Hearing for the Financial Committee.

Mr. Meade updated the Board on Suprenant. The fuel tank on his property has to go. Also, he has been repairing trucks on his property. Mr. Meade wants to pursue legal action. Mr. Suprenant's trucks are still going up and down Whittier Drive, according to some residents.

#### **V. OTHER BUSINESS**

Ms. Wolfe brought up some issues with the current fee schedule. Currently, there is nothing on the fee schedule for the conditional use application. Ms. Wolfe is going to do some research on what other towns have been charging. There needs to be a public hearing with the Selectmen to change the fee schedule.

Mr. Barham wants Mr. Meade to move along with Mr. Suprenant's Complaint. Mr. Meade said that in the past Mr. Suprenant had signed that he understood the home occupancy rules. This is in the hands of the Board of Selectmen. Mr. Meade owes them a timeline.

#### **VI. INCOMING CORRESPONDANCE - none**

Mr. Hunter made a motion to adjourn at 8:30 PM. Mr. Karcz seconded that motion with all in favor.

Respectfully Submitted,

Casey Wolfe

Land Use Assistant/Recording Secretary

Action Items:

- Ms. Wolfe will research what other towns are charging for application fees.
- Ms. Wolfe will contact Ms. Rowden about updating class VI roads.