

**TOWN OF NEW BOSTON
NEW BOSTON PLANNING BOARD
Minutes of 2014**

April 22, 2014

1 The meeting was called to order at 6:30 p.m. by Planning Board Chairman Peter Hogan.
2 Present were regular members Mark Suennen and David Litwinovich, alternate member Joe
3 Constance, and ex-officio Christine Quirk. Also present were Planning Coordinator Nic Strong,
4 Planning Board Assistant Shannon Silver and Recording Clerk Valerie Diaz.

5
6 Present in the audience for all or part of the meeting were Road Agent Dick Perusse,
7 Selectman Dwight Lovejoy and Peter Baudanza.

8
9 **Review of Planning Board Goals of 2013 and discussion, re: Goals 2014**

10
11 Present in the audience were Road Agent Dick Perusse and Selectman Dwight Lovejoy.
12 The Chairman asked the Coordinator to lead the discussion. The Coordinator advised
13 that she had provided the Board with copies of a table of the Planning Board's Goals of 2013 as
14 well as a corresponding Memorandum, Goals of 2013, which had been updated on April 18,
15 2014. She stated that the Board needed to discuss how they wanted to go about completing the
16 2013 goals and what goals would be addressed in 2014.

17 The Chairman noted that the Board continued to "beat the poor cul-de-sac horse" and
18 asked what it would take to put it out of its misery. Mark Suennen answered that a formal
19 decision was needed. The Chairman believed that the Board should proceed with this matter as
20 they had done in the past and continue to extend the cul-de-sac lengths as the Board saw fit.
21 Mark Suennen asked for confirmation that the Chairman wanted to leave the existing regulations
22 as they were written and deal with cul-de-sac length extensions on a case-by-case basis. The
23 Chairman confirmed Mark Suennen's understanding was accurate and added that the length
24 needed to be extended legally and that one cul-de-sac extension did not set precedent for another
25 cul-de-sac.

26 Mark Suennen noted that creating a list of conditions for granting cul-de-sac length
27 requests had been discussed in the past. He added that it was his opinion that cul-de-sacs longer
28 than 1,000' should not be allowed. Joe Constance stated that the Fire Chief agreed with Mark
29 Suennen's strict interpretation of the regulations. Mark Suennen noted that the Fire Wards were
30 in favor of limiting cul-de-sac length to 1,000'. Joe Constance commented that he agreed with
31 Mark Suennen and the Board should stick to 1,000'. The Chairman asked why Joe Constance
32 believed that cul-de-sacs should be limited to 1,000'. Joe Constance answered that he believed
33 that cul-de-sacs should be limited to 1,000' as it was the length recommended by the Fire Chief.
34 The Chairman stated that the 1,000' was a made up number. Joe Constance noted that the
35 number was based on traffic and the length of the vehicles as represented by the Fire Chief. He
36 commented that the number had not been pulled out of the air. The Chairman disagreed and
37 stated that the number had been pulled out of the air and explained that previously the maximum
38 length of a cul-de-sac was 600' because the longest hose on the fire trucks was 600' in length.
39 He pointed out that the Town now had fire cisterns and that New Boston was the only town in
40 the general area that had such a restriction. He continued that the Fire Chief and the Fire Wards
41 were the only ones in Town who felt this strongly about limiting the length of cul-de-sacs. He
42 added that there were no cul-de-sac length limitations in the Town of Weare. Joe Constance
43 believed that the Fire Chief and Fire Wards must have a reason to feel so strongly. He noted that

**TOWN OF NEW BOSTON
NEW BOSTON PLANNING BOARD
Minutes of 2014**

April 22, 2014

GOALS, cont.

the reasons had been made very clear when the Fire Chief presented them to the Board. The Chairman agreed that there was no doubt that the Fire Chief felt very strongly about limiting cul-de-sac lengths. Joe Constance stated that he agreed with the Fire Chief. The Chairman advised that the Police Department did not agree with the Fire Chief. Mark Suennen clarified specifically that the current Police Chief did not share the same views on cul-de-sac lengths as the previous Police Chief.

The Chairman stated that there was no clear cut fact on cul-de-sac lengths and it came down to what the Board felt was the best design and it was decided on a case-by-case basis.

The Chairman referred to the Christian Farm Road cul-de-sac and explained that there had been potential for a through road, however, it would have been located in an existing field and would have decimated the rural character of the area due to the need for enormous fills and numerous cuts. He stated that the Fire Department had expressed concern with the potential for a tree falling down across at the beginning of Christian Farm Road and preventing access to the remaining 2,200'. He pointed out that if a tree fell down across Route 136, near the barn and onto the existing power lines there would be no access to Christian Farm Road. Joe Constance pointed out that there would be access to Christian Farm Road from another direction. He noted that only having one access point on cul-de-sacs was part of the Fire Chief's point. The Chairman stated that overhead power lines can be eliminated along cul-de-sacs to avoid these situations. He further stated that other Town Departments could provide input to alleviate potential issues. He advised that the previous Police Chief would voice concerns regarding terrorist actions, guns and ridiculous things within cul-de-sacs. He stated that planning was not meant to plan for the most ridiculous thing that one could imagine. He commented that he did not give any credibility to the former Police Chief's argument and gave very little credibility to the current Fire Chief's argument. Joe Constance stated that he still supported the Fire Chief's statements. He went on to say that he was not comfortable with having a regulation that was really ambiguous. He believed that it was really dangerous to determine the cul-de-sac length on a case-by-case basis with an understanding that none of the decisions would create precedent. He continued that any decision made could create precedent. The Chairman stated that so far none of the cul-de-sac decisions had created precedent. He suggested that the Board look into eliminating the regulation regarding length.

Mark Suennen stated that he understood the Chairman's position with regard to the genesis of the 1,000' length limitation. He went on to say that the 1,000' length had been created through a compromise between the previous Planning Board and the Fire Chief. He further noted that the previous 600' limitation was typical of several other jurisdictions and had been the preferred length of the Fire Department. The Chairman commented that he was not aware of any towns with a 600' cul-de-sac length limitation. The Coordinator believed that there were a couple of towns with the 600' length limitation; however, she was unsure of which towns had the regulation as she did not have the full cul-de-sac file at the meeting. She noted that a significant amount of research had been done on this matter and noted that Planning Board members, David Litwinovich, Mark Suennen, Don Duhaime and Stu Lewin had submitted suggestions. She indicated that her Memorandum, re: Goals 2013, recommended that the Board members refresh

**TOWN OF NEW BOSTON
NEW BOSTON PLANNING BOARD
Minutes of 2014**

April 22, 2014

1 GOALS, cont.

2
3 themselves with previous discussions and allow the newest Board members to become familiar
4 with the past discussions and schedule a time to discuss the matter at a future meeting. The
5 Chairman agreed that the discussion should be scheduled to another meeting.

6 The Chairman advised that the original intent of limiting cul-de-sac length was to prevent
7 builders from building long cul-de-sacs in places where through road connectivity was possible.
8 He stated that the Board wanted through roads built instead of cul-de-sacs wherever it was
9 possible. He further stated that just because a through road was possible did not mean that it was
10 wanted or desirable and the Board needed the leeway to allow for a better design. He
11 commented that the Board was present with members to look into such matters, interpret the
12 regulations and apply them. Christine Quirk added that making decisions in the way the
13 Chairman explained was the reason the Town had a Planning Board.

14 The Coordinator asked when the discussion should be scheduled. The Chairman asked
15 for Joe Constance to submit any suggestions he may have regarding cul-de-sac length to the
16 Planning Department. He asked David Litwinovich if he had submitted suggestions. David
17 Litwinovich answered yes and commented that he did not believe the Board and the Town
18 Departments were far apart on this matter and that the bulk of the people were on the same page.
19 Mark Suennen suggested that information on previous discussions be provided at the next
20 meeting with the discussion scheduled for May 27, 2014. The Board agreed with Mark
21 Suennen's suggestion.

22 The Chairman addressed the Planning Board's next Goal of 2013, List of Roads for the
23 Master Plan. The Coordinator explained that the old Master Plan contained a list of all of the
24 roads in Town and when they would potentially be upgraded. She advised that the Planning
25 Board had used the list when considering whether or not an application was scattered or
26 premature. She stated that in some cases the developer was responsible for the entire upgrade to
27 the road, was responsible for a share of the upgrade or was denied if the road was not going to be
28 done by the Town. She pointed out that this section had not been updated during the last Master
29 Plan update in 2006. She indicated that the Board needed to determine if they wanted to keep
30 this item on their goals list or if they wanted to remove it as things had continued on without
31 needing it.

32 Joe Constance advised that the Road Committee had software that had all Town roads
33 listed. He noted that the software contained condition assessments and added that the assessment
34 information had been obtained through a survey that had been completed two years ago. He
35 stated that he could help train the Road Agent's assistant to use the software and update
36 conditions. He added that the assessments also included recommendations. The Board decided
37 to revisit this matter in July in order for Joe Constance to make the appropriate updates to the
38 software.

39 The Chairman referred to the Planning Board's Goals of 2013, Other Zoning Districts.
40 The Coordinator explained that in order to move forward with this matter a review of the Future
41 Land Use chapter of the Master Plan needed to be updated. She noted that the next Goal of 2013
42 was to update the Master Plan. The Chairman suggested that this goal be removed from the
43 Goals of 2013 list as it was not possible to complete it without the Master Plan being updated

**TOWN OF NEW BOSTON
NEW BOSTON PLANNING BOARD
Minutes of 2014**

April 22, 2014

1 GOALS, cont.

2
3 first. The Coordinator suggested that the goal not be completely removed from the Goals of
4 2013 and instead be moved to the “not right now section”. The Board agreed with the
5 Coordinator’s suggestion.

6 The Chairman referenced the Planning Board’s Goals of 2013, Master Plan, and asked for
7 an update on the review. The Coordinator indicated that the Master Plan had not been reviewed
8 and explained that the Board had met with private consultants as well as representatives from
9 UNH with regard to updating the Master Plan. She continued that the Board had provided a cost
10 estimate for a public input survey to the Board of Selectmen and the Board of Selectmen had
11 decided not to put the estimate forward. The Chairman stated that the options before the Board
12 were to have the Planning Board members review the Master Plan and/or have the Planning
13 Department review the Master Plan and provide recommendations on changes. The Coordinator
14 pointed out that the statistical details contained within the chapters were less important. She
15 advised that the most important part to update were the details regarding the townspeople’s
16 thoughts on the future of the Town. She noted that it had been suggested that the Board create
17 survey questions and/or discuss the future of the Town with other departments and/or
18 committees.

19 Peter Hogan asked if questions that had previously asked through surveys would provide
20 the necessary public input. The Coordinator answered that the Board could review the multi-
21 page document that had been used for the 2006 Master Plan update to determine whether or not
22 the questions were still relevant. The Chairman believed that using the document would provide
23 a strong starting point.

24 David Litwinovich asked if updating the Master Plan chapter by chapter was not feasible.
25 The Chairman answered that ultimately the Master Plan would be updated one chapter at a time.
26 Mark Suennen stated that before the chapters could be updated it needed to be determined if the
27 vision, goals and objectives were still appropriate. He believed that it was a good idea to review
28 the previous survey and suggested that the questions had to reflect the current Master Plan and
29 ask if the Town wanted to change the direction of the Plan. He stated that the Board needed
30 professional assistance with regard to writing the survey questions. He indicated that he had
31 been against professional help early on but after consideration he believed that professional help
32 was necessary. He explained that professionals would be able to determine if the Board was
33 asking the right questions and asking them in the right way. He suggested that the Board look
34 into asking for money from the Town to hire a consultant to assist the Board in writing the
35 questions. He indicated that the previous questions could be reviewed and presented to the
36 consultant. The Coordinator added that the consultant would assist the Board in creating
37 questions that were not leading. She further added that the Board had discussed providing the
38 consultant with topics for questions they wanted to be asked and the consultant would help craft
39 the questions. Mark Suennen stated that hiring a consultant to come “in cold” and come up with
40 the questions to be asked would be more expensive and agreed that the Board should provide
41 questions for the consultant to work with. David Litwinovich commented that providing the
42 questions to the consultant would limit their scope. Christine Quirk stated that she was not sure
43 if the Board of Selectmen had changed their minds on putting money towards hiring a consultant.

**TOWN OF NEW BOSTON
NEW BOSTON PLANNING BOARD
Minutes of 2014**

April 22, 2014

GOALS, cont.

Mark Suennen asked if the Board of Selectmen did not want to put this matter forward in the past because they believed the Planning Board had not provided a good cost basis. Christine Quirk answered yes. Mark Suennen asked if an estimate for hiring a consultant would be considered if the Planning Board took the next six months to do their homework and provide a better cost basis. Christine Quirk answered yes.

The Chairman referred to the Planning Board's Goals of 2013, Zoning Ordinance, Subdivision and NRSPR Regulations. He indicated that these matters were currently under discussion and review by the Planning Board. The Coordinator advised that the Board had almost worked through the entire Zoning Ordinance. She noted that this was an ongoing matter and questions should be discussed at future meetings to continue the discussion. The Coordinator stated that the questions left to answer started on page six of a Memorandum dated June 6, 2013. She noted that a questions regarding landscaping and a question regarding recreational camping parks had recently been addressed. She stated that the question with regard to Open Space Subdivisions was ongoing as the Board had received input from the Conservation Committee and the Open Space Committee. David Litwinovich suggested that the Board discuss the questions regarding wetlands and open space at the next meeting. The Chairman commented that he always got a kick out of Section 319, Home Business. He stated that it would be interesting to see how the Code Enforcement Officer interpreted the section versus how the Planning Board interpreted it. He indicated that the Home Business section appeared to be a catchall for everything and he commented that there were a lot of criteria contained within that raised the question, "How is that even possible?" He believed that there was probably a lot of clarification that could be done for that section.

The Board decided to address the questions regarding Open Space and Home Business at the next meeting.

The Chairman addressed the Memorandum, re: Goals of 2014, dated April 18, 2014, and stated that a future goal should be completing the Goals of 2013. Mark Suennen commented that the Master Plan update was a huge goal and any progress made on it would be an accomplishment. The Chairman suggested that rather than adding to the goals the Board should focus on completing on current goals that had already been set. The Board agreed with the Chairman.

David Litwinovich stated that he had contemplated redlining the Water Resources Management Plan to eliminate the last goal on the list. The Board was in favor of David Litwinovich redlining the Water Resources Management Plan; copies would be provided to the Board upon its completion and a discussion would be scheduled.

Discussion, re: Proposed Amendments to the Subdivision and Non-Residential Site Plan Review Regulations.

Present in the audience were Road Agent Dick Perusse and Peter Baudanza.

The Chairman asked the Coordinator for an explanation of the above-captioned proposed

**TOWN OF NEW BOSTON
NEW BOSTON PLANNING BOARD
Minutes of 2014**

April 22, 2014

1 SUBDIVISION/SPR REGULATIONS AMENDMENTS, cont.

2
3 amendments. The Coordinator stated that this was the first time these amendments were being
4 discussed. She noted that the Memorandum, re: Subdivision/Site Plan Review Proposed
5 Amendments, dated April 18, 2014, listed the proposed amendments and provided an
6 explanation of the amendment. She continued that the Memorandum, re: Subdivision/Site Plan
7 Review Proposed Amendments, dated April 22, 2014, contained proposed language from the
8 Fire Wards regarding a cistern filler pipe. She explained that the Town Engineer believed the
9 proposed language was confusing and discussed the issue with the Fire Chief. She indicated that
10 the Fire Chief had emailed the Fire Wards about the matter that day and was waiting for a
11 response.

12 The Chairman asked who voted on the proposed amendments for the Subdivision
13 Regulations. The Coordinator answered that the Planning Board voted on the Subdivision
14 Regulations and noted that a noticed public hearing was required.

15 The Chairman noted that the Board had previously determined that Proposed
16 Amendments #1 & 2 relative to the Subdivision Regulations and as-built plan submission should
17 be moved forward for a vote.

18 The Chairman referred to Proposed Amendment #3, Subdivision Regulations, and read
19 the following from the Memorandum, re: Subdivision/Site Plan Review Proposed Amendments,
20 dated April 18, 2014:

21 “At the Board’s April 8, 2014, meeting it was noted that the Planning Board should no
22 longer be involved in compliance inspections of both site plans and subdivisions. Proposed
23 Amendment #3 removes the Planning Board and Selectmen from the list of those who would
24 conduct final inspections for newly constructed roads”.

25 The Chairman commented that he was in favor of Proposed Amendment #3. Christine
26 Quirk and Mark Suennen also agreed with Proposed Amendment #3. Mark Suennen stated that
27 the proposal would not preclude the Board members from attending the compliance inspections.
28 David Litwinovich and Joe Constance also agreed that the proposed amendment was appropriate.

29 The Chairman referred to Proposed Amendments #4 and 5, Subdivision Regulations, and
30 read the following from the Memorandum, re: Subdivision/Site Plan Review Proposed
31 Amendments, dated April 18, 2014:

32 “I asked Kevin Leonard, PE, Northpoint Engineering, LLC, if he had run into any issues
33 with the Subdivision Regulations that he thought should be amended, clarified, deleted, etc.
34 Proposed Amendment #4 was an issue that puzzled Kevin because he was
35 not certain why a building permit was required for a cistern since the inspections for the
36 construction were not undertaken by the Building Inspector. I spoke with Ed Hunter, Building
37 Inspector/Code Enforcement Officer, and he too was puzzled about this requirement”.

38 Mark Suennen commented that Proposed Amendment #4 was appropriate. The
39 Chairman agreed.

40 The Chairman noted that the Board was waiting on clarification from the Fire Wards with
41 regard to Proposed Amendment #5. He asked if there had been an issue with who was going to
42 warranty a pre-cast fire cistern. The Coordinator explained that when the Shaky Pond cistern
43 had been proposed it had been done so when the Fire Wards had been discussing the allowance

**TOWN OF NEW BOSTON
NEW BOSTON PLANNING BOARD
Minutes of 2014**

April 22, 2014

1 SUBDIVISION/SPR REGULATIONS AMENDMENTS, cont.

2
3 of pre-cast tanks. She continued that Michie Corp had represented that they would provide a 50
4 year warranty which was what the Regulations required. She stated that during recent
5 discussions Michie Corp advised that they did not have 50 year warranties and the Fire Wards
6 were working with them to make sure that they actually can offer such a warranty. The
7 Coordinator clarified that the Fire Wards could eliminate Michie Corp from being a supplier if
8 they could not provide the warranty required by the regulations. Joe Constance asked if this
9 could be handled by required bonds instead. The Board noted that no one would bond a project
10 for 50 years, but that it might be worth considering if there was a better way to protect the town.

11 The Chairman referred to Proposed Amendments #6 and 7, Subdivision Regulations, and
12 read the following from the Memorandum, re: Subdivision/Site Plan Review Proposed
13 Amendments, dated April 18, 2014:

14 "Proposed Amendments #6 and 7 change the language to refer to the Planning Board
15 because it is the Town's Consulting Engineer working for the Board who inspects the
16 construction/installation of the cistern. The Fire Department is responsible for the flow test."

17 The Chairman stated that Proposed Amendments #6 and 7 seemed appropriate.

18 Mark Suennen asked if Proposed Amendment #6 would strike the following language,
19 "Design Engineer shall certify that construction is acceptable prior to backfilling. This shall be
20 submitted in writing to the Building Inspector, PO Box 250, New Boston, NH." The
21 Coordinator answered yes and explained that the entire cistern would be inspected during
22 construction and the Building Inspector had nothing to do with it. Mark Suennen commented
23 that Proposed Amendments #6 and 7 made sense.

24 The Chairman referred to Proposed Amendments #1, 2, 3, 4 and 5, Non-Residential Site
25 Plan Review Regulations, from the Memorandum, re: Subdivision/Site Plan Review Proposed
26 Amendments, dated April 18, 2014, with regard to cell towers. Mark Suennen asked for
27 confirmation that the Proposed Amendments #1, 2, 3, 4 and 5 would ensure that the Site Plan
28 Review Regulations matched the Zoning Ordinance. The Coordinator answered yes. Mark
29 Suennen commented that the proposed amendments made sense as they were housekeeping
30 items. It was the consensus of the Board to move the proposed amendments forward.

31 The Chairman referred to Proposed Amendments #6, Non-Residential Site Plan Review
32 Regulations, from the Memorandum, re: Subdivision/Site Plan Review Proposed Amendments,
33 dated April 18, 2014, and noted it was a housekeeping matter. It was the consensus of the Board
34 to move the proposed amendment forward.

35 The Chairman referred to Proposed Amendments #7, Non-Residential Site Plan Review
36 Regulations, from the Memorandum, re: Subdivision/Site Plan Review Proposed Amendments,
37 dated April 18, 2014. The Coordinator explained that the Zoning Ordinance was amended in
38 March 2014 to remove the details of Landscaping requirements with the intent that they would
39 be placed into the Site Plan Review Regulations. She noted that the proposed amendment would
40 be the next step in creating the regulation in the Site Plan Review Regulations. It was the
41 consensus of the Board to move Proposed Amendment #7 forward.

42 A public hearing was scheduled for the second meeting in May. The Coordinator asked
43 if she could add the proposed language from the Fire Wards to the proposed amendments for

**TOWN OF NEW BOSTON
NEW BOSTON PLANNING BOARD
Minutes of 2014**

April 22, 2014

1 **SUBDIVISION/SPR REGULATIONS AMENDMENTS, cont.**

2
3 discussion during the public meeting. The Chairman answered yes.

4
5 **MISCELLANEOUS BUSINESS AND CORRESPONDENCE FOR THE MEETING OF**
6 **APRIL 22, 2014.**

- 7
8 1. Approval of the March 25, 2014, minutes, with or without changes. (distributed by email)

9
10 Mark Suennen referred to the discussion relative to RFP services and wanted to make
11 clear that the statement he made was done so “to avoid the look of a conflict of interest” as he
12 worked for an engineering firm. The Chairman commented that Mark Suennen’s statement had
13 been clear to him.

14 Mark Suennen referred the to Townes Family Trust public hearing and noted that
15 “MOVED” was not bolded.

16
17 David Litwinovich **MOVED** to accept the minutes of March 25, 2014, as amended.
18 Mark Suennen seconded the motion and it **PASSED** unanimously.

- 19
20 2. Distribution of the April 8, 2014, minutes for approval at the meeting of May 13, 2014.
21 (distributed by email)

22
23 The Chairman acknowledged receipt of the above-referenced matter; no discussion
24 occurred.

- 25
26 3. Endorsement of a Notice of Decision Cover Sheet for Gail C. Parker, Marilyn Jordan
27 Taylor, M. Hollis Young, Carol L. Hess and the Town of New Boston, Tax Map/Lot
28 #8/98 & 19/15, Cemetery Road, by the Planning Board Chairman.

29
30 The Chairman endorsed the above-referenced Notice of Decision Cover Sheet.

- 31
32 4a. Letter with gravel permit copy attachment received April 11, 2014, from Peter A.
33 Baudanza, re: Townes Family Trust, Tax Map/Lot #13/31, Second NH Turnpike, request
34 to meet with the Planning Board to discuss the process by which an approved gravel
35 permit gets transferred to a new owner. (Peter A. Baudanza will be present to discuss)

- 36
37 4b. Suggested language to amend the Earth Removal Permit in re: 4a. above, for the Board's
38 review and discussion.

39
40 Present in the audience were Peter Baudanza and Road Agent Dick Perusse.

41 The Chairman addressed items 4a and 4b together as they were related. He asked
42 for an explanation of the matter from the Coordinator. The Coordinator explained that the
43 Baudanzas were interested in purchasing the above-referenced property and wanted to confirm

**TOWN OF NEW BOSTON
NEW BOSTON PLANNING BOARD
Minutes of 2014**

April 22, 2014

1 **MISCELLANEOUS BUSINESS, cont.**

2
3 whether or not the Earth Removal Permit could be transferred. She stated that State law and
4 Town regulations specified that permits could not be transferred without prior written consent
5 from the Regulator. She noted that the Regulator was the Planning Board. She pointed out that
6 if someone were to apply for a new Earth Removal Permit they would be required to go through
7 the entire hearing process. She continued that it was her understanding that Mr. Baudanza was
8 familiar with and aware of all of the conditions attached to the property and wanted to assume
9 those conditions to continue operating the pit in the way it was approved. She indicated that if
10 the Board agreed to transfer the pit it would not be renamed and would be transferred to the new
11 owner.

12 The Chairman stated that he had no problem with approving the transfer of the Earth
13 Removal Permit.

14 Mark Suennen asked to hear from the applicant on the matter. Peter Baudanza indicated
15 that they were scheduled to close on the purchase of the property on May 30, 2014. He asked if
16 the transfer would be done following the closing. Mark Suennen answered yes. He asked if the
17 applicant had seen all of the conditions and if he was comfortable with them. Peter Baudanza
18 answered yes and advised that the property had been surveyed during October 2013.

19 Christine Quirk asked if a reclamation bond existed. The Coordinator answered yes.
20 Christine Quirk asked who would hold the bond following the transfer. The Planning Board
21 Assistant explained that the new owner would be required to put up the bond. Mark Suennen
22 asked if the applicant was aware of the bond amount. Peter Baudanza answered yes.

23 Peter Baudanza asked if he would receive a letter from the Board giving permission for
24 the transfer following the closing. Mark Suennen answered that the Board needed to discuss
25 how to handle this as it would set precedent. The Board agreed to use the language proposed by
26 the Coordinator for the transfer of the permit. David Litwinovich requested that language be
27 added to the proposed language that addressed the bond. The Coordinator suggested the
28 following language, "...and with regard to reclamation bonding..." The Board agreed with the
29 Coordinator's proposed language.

30
31 Mark Suennen **MOVED** to accept the application to transfer the Earth Removal Permit
32 for Peter A. Baudanza, Tax Map/Lot #13/31, Second NH Turnpike, on or before May 30,
33 2014, with the written notice on the permit as indicated. David Litwinovich seconded the
34 motion and it **PASSED** unanimously.

- 35
36 5. Section copy of previously distributed roadway sketch showing option A for the Rumore
37 Subdivision Plan, Tax Map /Lot #8/78, Bedford Road, and section copy of Subdivision
38 Plan received April 10, 2014, showing road dedication area, for the Board's review and
39 discussion.

40
41 Present in the audience was Road Agent Dick Perusse.

42 Mark Suennen asked if the Road Agent had seen the above-referenced sketch. The Road
43 Agent answered no; the Board shared the sketch with the Road Agent. Mark Suennen asked if

**TOWN OF NEW BOSTON
NEW BOSTON PLANNING BOARD
Minutes of 2014**

April 22, 2014

1 **MISCELLANEOUS BUSINESS, cont.**

2
3 the sketch was created by the Rumore's engineer. The Coordinator answered that the sketch was
4 created by their surveyor.

5 Christine Quirk asked if the applicant was removing the ledge or if the Town would be
6 removing it at a later time. The Road Agent answered that the applicant had to remove enough
7 ledge to obtain the required 200' sight line for the driveway.

8 The Chairman asked if any discussions had taken place with regard to Tax Map/Lot
9 #8/80. The Coordinator answered that she was unsure.

10 Mark Suennen asked for confirmation that this would be a true dedication of land and not
11 an easement of land. The Coordinator answered yes and explained that the only part of the
12 dedication/acceptance process that the Planning Board was part of was the dedication. She
13 continued that the deed language would be done by the Board of Selectmen when they discussed
14 accepting the land.

15
16 6. Letter received April 4, 2014, from David J. Preece, AICP, Executive Director, SNHPC,
17 to New Boston Planning Board, re: SNHPC Representatives from New Boston, for the
18 Board's action. (contacted Harold Strong and he agrees to continue his term as a
19 Representative of the SNHPC, at the Selectmen's pleasure)

20
21 The Chairman asked if an additional member was needed. The Coordinator
22 explained that Bo Strong would act as the full member and the SNHPC was looking for
23 two alternate members if possible. Joe Constance stated that he would serve as an alternate
24 member.

25
26 Mark Suennen **MOVED** to nominate Joe Constance as an alternate representative to the
27 SNHPC. The Chairman seconded the motion and it **PASSED** unanimously.

28
29 Mark Suennen **MOVED** to recommend the nomination of Harold Strong as
30 representative to the SNHPC to the Board of Selectmen. David Litwinovich seconded
31 the motion and it **PASSED** unanimously.

32
33 7. Letter dated April 13, 2014, from Kevin Leonard, PE, Northpoint Engineering, LLC, to
34 Nic Strong, Planning Coordinator, re: Shaky Pond Development, LLC, Fire Protection
35 Cistern Plans, for the Board's information.

36
37 The Chairman acknowledged receipt of the above-referenced matter; no discussion
38 occurred.

39
40 8. Construction Services Report dated March 31, 2014, from Northpoint Engineering, LLC,
41 for Indian Falls/Susan Road Connection (SIB Trust), for the Board's information.

42
43 The Chairman acknowledged receipt of the above-referenced matter; no discussion

**TOWN OF NEW BOSTON
NEW BOSTON PLANNING BOARD
Minutes of 2014**

April 22, 2014

MISCELLANEOUS BUSINESS, cont.

occurred.

9. Invoice dated April 15, 2014, from Northpoint Engineering, LLC, for Indian Falls/Susan Road, for the Board's information.

The Chairman acknowledged receipt of the above-referenced matter; no discussion occurred.

10. Construction Services Reports dated March 11, 14, 17 & 31, 2014, from Northpoint Engineering, LLC, for Indian Falls/Susan Road Connection, for the Board's information

The Chairman acknowledged receipt of the above-referenced matter; no discussion occurred.

11. Endorsement of a Lot Line Adjustment Plan for Gail C. Parker, Marilyn Jordan Taylor, M. Hollis Young, Carol L. Hess and the Town of New Boston, Tax Map/Lot #8/98 & 19/15, Cemetery Road, by the Planning Board Chairman & Secretary.

The Chairman indicated that he would endorse the above-referenced Lot Line Adjustment Plan at the close of the meeting.

12. Letter copy received April 22, 2014, from New Boston Fire Wards, to Steve Cillizza, Precast Sales Manager, Michie Corp, re: Cisterns, for the Board's information.

The Chairman acknowledged receipt of the above-referenced matter; no discussion occurred.

13. Copy of letter received April 14, 2014, from Mitch Larochelle, to the Town of New Boston, Board of Selectmen, re: resignation from Planning Board, for the Board's information.

The Chairman acknowledged receipt of the above-referenced matter; no discussion occurred.

Joe Constance advised that he had viewed Thornton Road and he had no argument with the trees proposed for removal by PSNH. He commented that there were a lot more trees that should be considered for removal as there were full sized trees growing in drainage canals. The Chairman noted that residents of Thornton Road agreed that more trees should be removed. He asked the Road Agent if there were any trees he believed should be removed. The Road Agent answered yes. Christine Quirk suggested that the Road Agent mark the trees that he wanted removed. The Road Agent noted that a drainage study was currently being done for Thornton

**TOWN OF NEW BOSTON
NEW BOSTON PLANNING BOARD
Minutes of 2014**

April 22, 2014

1 **MISCELLANEOUS BUSINESS, cont.**

2

3 Road.

4

5 Mark Suennen **MOVED** to adjourn at 7:46 p.m. David Litwinovich seconded the motion
6 and it **PASSED** unanimously.

7

8

9 Respectfully submitted,
10 Valerie Diaz, Recording Clerk

Minutes Approved:
5/13/14