

**TOWN OF NEW BOSTON
NEW BOSTON PLANNING BOARD
April 11, 2017**

The meeting was called to order at 6:30 p.m. by Peter Hogan. Present were regular members Peter Hogan, Mark Suennen, David Litwinovich and Ed Carroll and ex-officio Joe Constance. Also present were Planning Consultant Mark Fougere and Planning Coordinator Shannon Silver.

Present in the audience for all or part of the meeting were Fire Inspector Eric Dubowik and Genevieve Pelletier.

Discussion with Eric Dubowik, Fire Inspector, re: Fire Fighting Water Supply

Fire Inspector Eric Dubowik was present to meet with the Board to discuss proposed zoning ordinance changes regarding cistern and sprinkler connections. The Board will review this again in October in preparation for the 2018 Warrant.

Discussion, re: Master Plan Update; Specifically Transportation Chapter

The Planner reviewed statistics received from the Police Chief. The Board discussed Bedford Road as population and traffic are increasing in that area and many accidents occur there. The Road Agent is planning a lot of construction and improvements on Bedford Road in coming years. The Board noted width of the road is a concern that it will consider during these improvements. The Planner discussed issues of speeding on town roads with the Chief and suggested using flashing speed measurement signs as it is shown that these signs cause drivers to slow down. The Board was also concerned that traffic issues may occur on state roads in town. If this occurs, the town needs to make the state aware so the state can make improvements in the area. The Planner gave the Transportation Chapter changes to the Road Agent for review. The Planner will add text to the charts he created with the data from the Police Chief and the chapter is expected to be ten pages long.

**MISCELLANEOUS BUSINESS THAT MAY COME BEFORE THE BOARD
AND/OR/PLANNING BOARD DISCUSSIONS**

Miscellaneous Business for the meeting of April 11, 2017, including, but not limited to:

1. Approval of the December 13, 2016, meeting minutes with or without changes.

Mark Suennen **MOVED** to approve the December 13, 2016, meeting minutes as modified. David Litwinovich seconded the motion and it **PASSED** unanimously.

2. Approval of the January 24, 2017, meeting minutes with or without changes.

Mark Suennen **MOVED** to approve the January 24, 2016, meeting minutes as modified. David Litwinovich seconded the motion and it **PASSED** unanimously.

3. Letter received April 5, 2017 for the property located on 212 McCollum Road, Tax Map/Lot # 14/105 residential site plan review request for waiver of the major site plan requirements for Board discussion.

The Coordinator noted the ZBA approved the request for a Special Exception to permit the operation of a portable woodbine processor sawmill with attached operations of the portable sawmill that specifically mention it is a cordwood operation. The ZBA based this decision on its determination of the New Boston definition of “sawmill” as “manufacturing a forest product.” . This applicant had had two options, to be permitted through a special exception or variance. A Special Exception triggers a major site plan. The Board has the authority to waive the major site plan requirement based on factors such as employees, traffic and parking.

The Board considered waiving all or part of the major site plan requirements. In this situation the applicant provided a suitable sketch, no property improvement is needed, no customers will be visiting the site, there will be no employees other than the residents, the proposed machine is quieter than the machine currently being used, an abutter who is also a Selectmen noted he prefers the proposed machine, it is permitted and approved by the ZBA and it is the majority opinion of the Planning Board that a major site plan is not required.

The Planner read aloud the waiver procedure in Section 10. The Board noted all factors are met in this instance. The Board agreed the cost of a major site plan is a hardship to the applicant, the material provided by the applicant is in the spirit and intent of what the Board is looking for, and Section 10 makes it clear this is not precedent setting.

The Board requested the applicant submit this as minor site plan as long as the facts remain the same.

Joe Constance **MOVED** to adjourn at 8:33 p.m. Mark Suennen seconded the motion and it **PASSED** unanimously.

Respectfully submitted,
Maralyn Segien, Selectmen’s Assistant/Recording Clerk
Approved 5/23/2017