

**TOWN OF NEW BOSTON  
NEW BOSTON PLANNING BOARD  
Minutes of 2018**

5/8/18

1  
2 The meeting was called to order at 6:30 p.m. by Chairman Peter Hogan. Present were  
3 Vice Chairman Mark Suennen, regular Board members Ed Carroll and David Litwinovich, and  
4 Selectmen Ex-Officio Rodney Towne.

5  
6 Also present were Planning Coordinator Shannon Silver, Planning Consultant Mark  
7 Fougere and Planning Board Assistant Nadine Scholes.

8  
9 Present in the audience for all or part of the meeting were Dennis McKenney, Charles  
10 Peak, Robert Kilmer, Richard Kohler, Susan Frost, Jeffrey Green, Martha and Clayton Savoy,  
11 Kevin LeFebvre, Shelia Cleveland, Kim Boothroyd and George Shaker.

12  
13  
14 **TOWNES FAMILY TRUST**

**Adjourned from April 24, 2018**

15 Public Hearing/Minor Subdivision/2 Lots

16 Location: South Hill & Lyndeborough Roads

17 Tax Map/Lot #10/73

18 Residential-Agricultural "R-A" District

19  
20 Mark Suennen noted the subdivision application had been submitted and accepted by the  
21 Board as a minor subdivision at the last meeting but had since been determined to be a major ap-  
22 plication. This was due to the remainder having enough acreage to be further subdivided in the  
23 future. He stated that the application would need to be resubmitted as a major.

24  
25 Mark Suennen noted the Board had discussed a few items during the site walk. The sub-  
26 divided lot had adequate 200' of frontage on Lyndeborough Road and could be called a frontlot.  
27 The Board requested that the applicant decide which road the lot would front on and the drive-  
28 way application be submitted for the access from the chosen road. Dennis McKenney noted that  
29 the driveway application would be submitted for the access to the existing house on South Hill  
30 Road and the remainder would be accessed from Lyndeborough Road. Mark Suennen noted that  
31 with 200' of frontage it would be treated as a frontlot and asked Dennis McKenney to add the  
32 200' building square to the plan at the 50' setback.

33  
34 Mark Suennen clarified that if the frontage was off Lyndeborough Road, that would be  
35 the address used if a house was ever built on that lot, even if the development site was at the lo-  
36 cation viewed during the site walk that was closer to South Hill Road. Dennis McKenney  
37 agreed.

38  
39 Mark Suennen asked if the State Subdivision approval was still in process. Dennis  
40 McKenney answered yes and he would be providing the State with the topography and soils  
41 map. He noted that he would provide copies of these maps to the Town.

42  
43 Mark Suennen asked if David Litwinovich had any other items to discuss from the site  
44 walk. David Litwinovich had no other items to discuss.

**TOWN OF NEW BOSTON  
NEW BOSTON PLANNING BOARD  
Minutes of 2018**

5/8/18

1 **TOWNES FAMILY TRUST, cont.**

2 Mark Suennen noted the waivers had been submitted for the Traffic, Environmental and  
3 Fiscal studies, with the subdivision cutting off the existing house and with no intent to build on  
4 the remainder there would not be any impact and he would be in favor of accepting the waivers.

5  
6 Mark Suennen **MOVED** to accept the waivers for Environmental,  
7 Fiscal, and Traffic studies. David Litwinovich seconded the mo-  
8 tion and it **PASSED** unanimously.  
9

10 Peter Hogan asked if the waivers should be held off until the application has been resub-  
11 mitted as a major. Peter Hogan stated that the waivers could be accepted once the application is  
12 accepted by the Board as a major application. Mark Suennen asked since the Board had accept-  
13 ed the application complete as a minor, could the Board waive the additional notification re-  
14 quirement. Peter Hogan replied yes, but the applicant would need to withdraw the minor appli-  
15 cation and resubmit as a major, there may be additional administrative items that would be re-  
16 quired with the application being submitted as a major. Mark Suennen believed that the only  
17 item that could possibly be required would be the Stormwater plan if the soil map showed the  
18 area to be critical where the driveway came out onto Lyndeborough Road. He continued that the  
19 lot had an existing gravel pit operation, probably unlikely to find highly erodible soils. The  
20 Planning Coordinator, Shannon Silver, stated that other than administratively, there should not  
21 be any other items that would be required for the major application.  
22

23 Peter Hogan noted that the submission of the application as a major could be on the next  
24 meetings agenda for a 15-minute block. The Planning Coordinator, Shannon Silver suggested  
25 the hearing be adjourned to May 22, 2018, at 6:30 p.m., and if there were still items that had not  
26 been submitted as part of the subdivision requirements the Board could open the hearing and ad-  
27 journ again.  
28

29 Mark Suennen noted that there would not be any active and substantial improvements be-  
30 cause the subdivision would cut off the existing house with no intent to build on the remainder.  
31

32 Mark Suennen **MOVED** to withdraw his motion to accept the  
33 waivers and **MOVED** to adjourn to May 22, 2018, at 6:30 p.m.  
34 David Litwinovich seconded the motion and it **PASSED** unani-  
35 mously.  
36

37 Peter Hogan noted the Board would review some of the Miscellaneous Business items  
38 since the Board was done with the first application prior to the scheduled hearing time.  
39

40 **Miscellaneous Business and correspondence for the meeting of May 8, 2018, including, but**  
41 **not limited to:**  
42

- 43 1. Approval of the March 27, 2018, meeting minutes, with or without changes. (distributed  
44 by email)

**TOWN OF NEW BOSTON  
NEW BOSTON PLANNING BOARD  
Minutes of 2018**

5/8/18

1 **Miscellaneous Business and correspondence, cont.**

2 The Planning Assistant, Nadine Scholes, noted that the Board did not receive the meet-  
3 ings of March 27, 2018 as of yet and she would be sending them as soon as they are completed.  
4 Peter Hogan asked why there was a delay in getting the Board the minutes. The Planning Coor-  
5 dinator, Shannon Silver, and the Planning Assistant, Nadine Scholes explained that the Planning  
6 Department had been bombarded with incoming items.

7  
8 2. Distribution of the April 10, 2018, meeting minutes, for approval, at the May 22, 2018,  
9 meeting, with or without changes. (distributed by email)

10  
11 3. Distribution of the April 24, 2018, meeting minutes, for approval, at the May 22, 2018,  
12 meeting, with or without changes. (distributed by email)

13  
14 4. Letter dated May 1, 2018, from Shiv Shrestha, S & R Holding, re: request to extend Con-  
15 ditions Subsequent deadline for Phase I, from May 31, 2018, to May 31, 2019, and Con-  
16 ditions Subsequent deadline for Phase II & III, from November 15, 2018, to November  
17 15, 2019, for the Board's action.

18  
19 Mark Suennen asked what was the situation with the State permitting issue. The Plan-  
20 ning Coordinator, Shannon Silver, noted that the State permit had expired and they would need  
21 to go through the permit application process for a new permit from the State. Mark Suennen be-  
22 lieved that the requested one-year extension would not be sufficient if they have to go through  
23 the permit process from the beginning, and suggested that the conditions be extended for two  
24 years. The Board agreed.

25  
26 Mark Suennen **MOVED** to grant an extension on the conditions  
27 subsequent deadline for Phase I, from May 31, 2018, to May 31,  
28 2020, and the conditions subsequent deadline for Phase II & III  
29 from November 15, 2018, to November 15, 2020. David Litwino-  
30 vich seconded the motion and it **PASSED** unanimously.

31  
32 5. Letter dated May 1, 2018, with Site Plan attachment, from Chip Meany, Land Use Coor-  
33 dinator, Town of Weare, to the Planning Department, re: Abutter Notification of Site Plan  
34 Application of Regional Impact, for the Board's action.

35  
36 The Planning Coordinator, Shannon Silver, explained that the Board had discussed this  
37 item at the last meeting but had not received formal notification at that time. The Planning Co-  
38 ordinator continued that she had received a call from a concerned New Boston citizen and the  
39 Town of Weare was planning on getting the Regional Impact notices out to abutting Town's.  
40 The proposed application is to build an additional four 5400 square foot buildings on a property  
41 with existing COM use, which currently was used to buy and sell heavy equipment. The Plan-  
42 ning Coordinator noted that the applicant had not specified the use at this time. She assumed the  
43 use would need to be identified prior to the Town of Weare approving the project. Chip Meany  
44

**TOWN OF NEW BOSTON  
NEW BOSTON PLANNING BOARD  
Minutes of 2018**

5/8/18

1 **Miscellaneous Business and correspondence, cont.**

2 believed the units would be rented out to private contractors. She believed it would be hard to  
3 identify if the project would have any impact on New Boston without a known use.

4  
5 Mark Fougere explained that the Board could decide to respond to the Town of Weare,  
6 but it was not a requirement of the Statue. The Town of Weare only had to notify the abutting  
7 Towns of the potential for regional impact.

8  
9 Rodney Towne asked if the notice was treated the same as an abutter and the Board could  
10 decide to go to the meetings and have input. Mark Fougere said yes.

11  
12 Mark Suennen asked if only the letter and site plan, which the Board had received the site  
13 plan at the prior meeting, was received from the Town of Weare. The Planning Coordinator,  
14 Shannon Silver, noted that she had received more sheets of the plan but did not find it necessary  
15 to copy these to the Board as they showed existing conditions.

16  
17 Rodney Towne asked if the application had already been brought to a public hearing and  
18 the Planning Board. The Planning Coordinator replied that the Town of Weare had already had a  
19 few meetings in regards to this application.

20  
21 David Litwinovich noted that the Town of Weare had published the drafted meeting  
22 minutes from the April 26, 2018, meeting online, which includes the site walk minutes and the  
23 items discussed with the concerned citizens.

24  
25 Mark Suennen asked if anyone was in attendance at the meeting to discuss the Whitetail  
26 development. There were no comments from the public.

27  
28 Peter Hogan said that he did not feel the need to intrude at this time. Mark Suennen sug-  
29 gested that the Town of Weare be requested to inform New Boston of any development in the  
30 application process or once development was started. Ed Carroll suggested that a letter could be  
31 sent to notify Weare that the Planning Board received notice and would like to be informed as  
32 decisions are made on this application. Mark Suennen agreed.

- 33  
34 6. Email from David Litwinovich, re: notice of Hands-on Workshop, NH Aquatic Restora-  
35 tion Mapper and Web Soil Survey, on May 21, 2018, for the Board's information.

36  
37 David Litwinovich had received notice of the workshop and wanted to pass it along to the  
38 other Board members.

- 39  
40 7. Letter with attachments dated May 8, 2018, from Kevin M. Leonard, P.E., Northpoint  
41 Engineering, to the Planning Coordinator, Shannon Silver, re: Twin Bridge Estates –  
42 Phase II – Crack Sealing Confirmation, for the Board's action.

**TOWN OF NEW BOSTON  
NEW BOSTON PLANNING BOARD  
Minutes of 2018**

5/8/18

**Miscellaneous Business and correspondence, cont.**

8a. Letter copy with attachments dated April 16, 2018, from Kevin M. Anderson, P.E., Meridian Land Services, Inc., to Kevin M. Leonard, P.E., Northpoint Engineering, re: Erosion control alternate, for the Board's information.

8b. Letter dated May 8, 2018, with Construction Services Report dated May 4, 2018, from Kevin M. Leonard, P.E., Northpoint Engineering, to the Planning Coordinator, Shannon Silver, re: Twin Bridge Estates – Phase II – Temporary Slope Stabilization – Field Change Notification, for the Board's information.

Mark Suennen noted that this item could be discussed at the end of the meeting to have time to review the documents received. Peter Hogan asked if the item could be moved to the next meeting on May 22, 2018, to allow the Board time to review the documents and get the Road Agents input prior to releasing the money being held for stabilization. The Board agreed to push out until the Road Agent provided input.

**Continued Discussion, re: Master Plan, potential final draft**

Peter Hogan noted that the Board had received a draft copy of the final Master Plan update to review, this item discussed at the end of the meeting.

**SDC TINGLEY LEGACY REV TRUST (OWNER)      Adjourned from April 24, 2018  
SANDFORD SURVEYING AND ENGINEERING, INC. (APPLICANT)**

Public Hearing/Minor Subdivision/2 Lots

Location: Mont Vernon Road (NH Route 13)

Tax Map/Lot #8/107

Residential-Agricultural "R-A" District

The Planning Coordinator, Shannon Silver, explained that Sandford had submitted the revised plans to show the 200' building square on the new lot, along with the ISWMP plan and ISWMP bond worksheet.

Robert Kilmer presented for SDC Tingley Legacy Rev Trust. Robert Kilmer explained that the proposed 2 lot subdivision would be of Tax Map/Lot #8/107, currently 44.8 acres with an active gravel pit operation. A 14.2 acre lot would be subdivided with the access off of Mont Vernon Road using an existing driveway to access the fields out back. The frontage for the new lot was increased to 181.77' to allow the 200' building square to fit within the lot at the 50' setback. The owner does intend to build on this lot once the subdivision is approved. There are wet areas shown on the plan as poorly drained soil towards the front of the lot. Robert Kilmer explained that there is an existing detention basin on the front corner of the gravel pit, which would be deeded as a drainage and access easement to the residual of Tax Map/Lot #8/107. The total area for the easement would be a 105' triangle by 30' wide at the front corner of the 2 lots.

**TOWN OF NEW BOSTON  
NEW BOSTON PLANNING BOARD  
Minutes of 2018**

5/8/18

**SDC TINGLEY LEGACY REV TRUST, cont.**

1  
2 Mark Suennen clarified that the frontage for the new lot was only 181' but because a 200'  
3 building square fit within the lot at the 50' setback, the requirement of a minimum 200' frontage  
4 would not apply, these requirements were either/or, both are not required to constitute a frontlot.  
5 Robert Kilmer agreed that was how he understood the regulations to read for a frontlot. The  
6 Planning Coordinator, Shannon Silver, confirmed that the frontlot requirements would be met  
7 with only the 200' building square at the 50' setback.

8  
9 Mark Suennen asked if the 30' wide easement would be taken out of the 181' frontage  
10 and would the easement area remain part of the parent lot with gravel pit. Robert Kilmer replied  
11 that the 30' would be taken out of the 181' frontage from the new lot, Tax Map/Lot #8/107-1, but  
12 it would be deeded to the parent lot, Tax Map/Lot #8/107, as we did not want to encroach on the  
13 existing drainage area.

14  
15 Robert Kilmer asked if the Board had any other questions for him before Richard Kohler  
16 presented the site development plan. There were no other questions at this time.

17  
18 Richard Kohler presented the ISWMP plan he created for the proposed driveway to the  
19 house site. He explained that the existing gravel driveway would be used but the curb cut would  
20 be moved to maximize the site distance to meet the State's standards. He continued that as you  
21 proceed up the driveway to the house the runoff would revert into a pre-existing culvert, which  
22 had failed, but would be reconstructed. The wetlands and wetter soils in the area would not be  
23 affected or disrupted during site construction or by any drainage structures. As best management  
24 practice to protect the wetland areas during construction, a combination of silt fencing and straw  
25 wattles are recommended and shown on the plan. A few 2' x 2' tile drains (similar to stone &  
26 pipe trench system) will be installed under the driveway to divert the water from the wet areas.  
27 The plan has a specific construction sequence. David Litwinovich asked if the proposed tile  
28 drains to be installed under the driveway would stay a consistent size all the way through. Rich-  
29 ard Kohler answered yes.

30  
31 Richard Kohler presented the ISWMP plan for the house site, which proposed a 4 bed-  
32 room home with detached garage and barn. He explained that the site work would be minimal at  
33 the house location, the only excavating that would be needed would be for the septic and founda-  
34 tion. He noted that the State had already approved the subdivision and septic design.

35  
36 Peter Hogan asked if the Board had anything to discuss that was found during the site  
37 walk. There were no concerns.

38  
39 Mark Suennen opened the hearing to the public.

40  
41 Susan Frost, owner of the property being subdivided, explained that the only reason they  
42 are needing to do the 2-lot subdivision was because the bank would not approve them for a resi-  
43 dential construction loan on a parcel with an active gravel pit, they consider this a mining opera-  
44 tion.

**TOWN OF NEW BOSTON  
NEW BOSTON PLANNING BOARD  
Minutes of 2018**

5/8/18

1 **SDC TINGLEY LEGACY REV TRUST, cont.**

2  
3 There were no other comments from the public.

4  
5 Peter Hogan asked the Planning Coordinator, Shannon Silver, if there were any required  
6 items that had not yet been submitted. The Planning Coordinator answered no.

7  
8 Mark Suennen went over the requested waivers. The subdivision is only creating one  
9 new residential lot, with one single family home being built, there for there would be no impacts  
10 and the waiver can be granted for the traffic, environmental and fiscal impacts studies. The  
11 gravel pit on the parent lot will continue to operate as it had. Mark Suennen noted that he as-  
12 sumed the driveway permit was submitted to the State for approval. Robert Kilmer said yes.

13  
14 Mark Suennen **MOVED** to grant the waiver request for the traffic,  
15 environmental and impact studies. David Litwinovich seconded  
16 the motion and it **PASSED** unanimously.

17  
18 Mark Suennen continued to the next waiver request for metes and bounds around the en-  
19 tire parcel. Robert Kilmer explained that the new property line being created would be marked  
20 between the two parcels; this was for the metes and bounds around the gravel lot.

21  
22 Mark Suennen **MOVED** to grant the waiver request for metes and  
23 bounds around the entire gravel lot, Tax Map/Lot #8/107. David  
24 Litwinovich seconded the motion and it **PASSED** unanimously.

25  
26 Mark Suennen stated that the waiver request for topographic contours of entire parcel  
27 could be granted. The areas of development have topographic contours shown on the plan.

28  
29 Mark Suennen **MOVED** to grant the waiver request for the topo-  
30 graphic contours of entire parcel. David Litwinovich seconded the  
31 motion and it **PASSED** unanimously.

32  
33 Mark Suennen asked Richard Kohler to explain the waiver request for wetlands on the  
34 entire parcel. Richard Kohler explained that he had not surveyed and could not identify the wet  
35 areas on the gravel pit parcel. He continued that in the area for development on the new lot, the  
36 wet areas were identified and shown on plan. Mark Suennen noted that with the active gravel pit  
37 operation on the residual lot, Tax Map/Lot #8/107, they would be responsible for the required  
38 State permits and would need to protect the wetlands on that parcel.

39  
40 Mark Suennen **MOVED** to grant the waiver request to show the  
41 wetlands on the entire parcel. David Litwinovich seconded the  
42 motion and it **PASSED** unanimously.

**TOWN OF NEW BOSTON  
NEW BOSTON PLANNING BOARD  
Minutes of 2018**

5/8/18

**SDC TINGLEY LEGACY REV TRUST, cont.**

Mark Suennen noted that the active and substantial improvements would need to be identified by the owner/applicant. Peter Hogan asked the owner/applicant what would be identified as the active and substantial improvements on the new lot being created by the subdivision. Robert Kilmer noted the driveway apron, driveway and all the Stormwater provisions would be installed and stabilized within 2 years and the house foundation would be completed within 5 years.

Mark Suennen asked the Planning Coordinator, Shannon Silver, if the receipt of the approved State driveway permit should be part of the approval conditions. The Planning Coordinator answered yes and noted that the State permit would be for an existing gravel driveway and would only need to get approval for the change of use.

Mark Suennen asked how long would be needed to complete the conditions precedents. Robert Kilmer thought 60 days but then increased to 90 days because the driveway approval would be required from the State. Mark Suennen noted that the deadline to complete the conditions precedent would be August 8, 2018. All parties agreed.

Mark Suennen **MOVED** to approve the Minor Subdivision Plan/2 Lots for SDC Tingley Legacy Revocable Trust, Tax Map/Lot #8/107, Mont Vernon Road (NH Route 13), subject to the noted conditions precedent and receipt of the State approved driveway permit by August 8, 2018. David Litwinovich seconded the motion and it **PASSED** unanimously.

**CLAYTON L. & MARTHA L. SAVOY (OWNER)**  
**JEFFREY L. GREEN LAND SURVEYING SERVICES (APPLICANT)**  
Submission of Application/Public Hearing/Minor Subdivision/2 Lots  
Location: Lyndeborough Road  
Tax Map/Lot #10/70  
Residential-Agricultural "R-A" District

Jeffrey Green presented the proposed subdivision for Clayton and Martha Savoy. He noted that the parcel was a total of 50.96 +/- acres, and the +/- was because of the river. He explained that the existing house would be cut off with 6.881 acres and sold, leaving the remainder with 44 +/- acres. He noted that the parcel was once 3 lots that had been merged into 1 lot, known as Tax Map/Lot #10/70.

Jeffrey Green noted that the plan he submitted does not show the proposed driveway for the remainder lot, he would update the plan and submit the driveway application to the State. There is an existing entry for an old gravel pit that would be used for the access. He also noted that he would need to add the required 200' building square at the 50' setback on the remainder



**TOWN OF NEW BOSTON  
NEW BOSTON PLANNING BOARD  
Minutes of 2018**

5/8/18

1 **CLAYTON L. & MARTHA L. SAVOY, cont.**

2 lot but he had the proposed well area with the 75' radius and leach field was already shown on  
3 the plan.

4  
5 Jeffrey Green noted that the plan showed limited topography and wetlands, the waiver  
6 requests were submitted for these items.

7  
8 Jeffrey Green stated he was unsure why the proposed 2-lot subdivision was considered a  
9 major. He said that normally 2 lots would not constitute a major application but he understood it  
10 was being treated as a major because the remainder of 44 +/- acres would have the potential of  
11 being further subdivided in the future. Mark Suennen explained that the subdivision could be  
12 treated as a minor if the owner would restrict the remainder lot to no further subdivisions. Jef-  
13 frey Green asked if this would be a permanent restriction. Mark Suennen replied yes. The own-  
14 ers, Martha and Clayton Savoy, stated that they would not want to put that restriction on the re-  
15 mainder.

16  
17 Mark Suennen confirmed that the intent of the subdivision was to cut off the existing  
18 house with 6.881 acres, which would remain as Tax Map/Lot #10/70, and the remainder 44 +/-  
19 acres would be Tax Map/Lot #10/70-1. Mark Suennen asked if there was any intent to build on  
20 the remainder lot in the near future. Jeffrey Green noted the owners are downsizing and want to  
21 keep some land in the family but there would be no intention to build on the remainder at this  
22 time.

23  
24 Peter Hogan asked if the Board would like to conduct a site walk. Mark Suennen replied  
25 that he would like to review the area to be able to grant the waivers that are requested. The  
26 Board and applicant agreed that the site walk would be scheduled for Monday, May 14, 2018, at  
27 6:00 p.m. Mark Suennen noted that the test pit area and centerline of proposed driveway would  
28 need to be marked for the site walk.

29  
30 Mark Suennen noted that the Planning Coordinator had a few missing items required with  
31 the application submission and he suggested the Board wait to accept the application as complete  
32 until the next hearing to allow time to submit the missing items.

33  
34 Peter Hogan asked if the Board had any other items to discuss. The Planning Coordina-  
35 tor, Shannon Silver noted that she only had some plan revisions and corrections to go over with  
36 Jeffrey Green.

37  
38 Clayton Savoy, owner of Tax Map/Lot #10/70, explained that the only reason they were  
39 subdividing off the land from the house was because the bank would not approve a loan for a res-  
40 idential lot that was 10+ acres, they considered any lot that was over 10 acres as farm land or  
41 commercial and they would not approve financing. He stated that this was the case with TD  
42 Bank, Bank of America and Citizens Bank.

**TOWN OF NEW BOSTON  
NEW BOSTON PLANNING BOARD  
Minutes of 2018**

5/8/18

1 **CLAYTON L. & MARTHA L. SAVOY, cont.**

2 Mark Suennen asked Jeffrey Green if he had any questions for the Board. Jeffrey Green  
3 asked if the hearing would be continued at the next scheduled Planning Board meeting. Peter  
4 Hogan noted that the hearing would be adjourned to the next Planning Board meeting after the  
5 site walk and the application would be accepted as complete, the waivers would be discussed and  
6 if all items are found to be complete, the application could get conditional approval. The Plan-  
7 ning Coordinator, Shannon Silver, noted the hearing would be adjourned to May 22, 2018, at  
8 7:30 p.m. +/-.

9  
10 Mark Suennen **MOVED** to adjourn to May 22, 2018, at 7:30 p.m.  
11 +/- . David Litwinovich seconded the motion and it **PASSED**  
12 unanimously.

13  
14  
15 **Miscellaneous business that may come before the Board and/or Planning Board discus-**  
16 **sions.**

17  
18 The Planning Coordinator, Shannon Silver, noted that some residents attended the meet-  
19 ing to discuss the Whitetail Development miscellaneous item that the Board had discussed earlier  
20 in the meeting. The Board opened up miscellaneous item No. 5 to discuss with the residents' in  
21 attendance from the Riverdale Community. In attendance were Kevin LeFebvre of 16  
22 Riverdale/Depot Street, Sheila Cleveland of 368-370 Riverdale Road, and Kim Boothroyd and  
23 George Shaker of 422 Riverdale Road.

24  
25 Kevin LeFebvre explained that the residents in the Riverdale Community had some major  
26 concerns in regards to the proposed Whitetail commercial development in Weare. These include  
27 traffic, noise, and pollution into an aquifer, regulation violations and the fact that there is no  
28 known use for the proposed development. He explained that the owner changed the proposed  
29 use to condo style units at the last Planning Board hearing, and these units are to be rented out to  
30 private contractors with no specific use. Kevin LeFebvre also presented some photos to the  
31 Board, and explained that there had been several unregistered vehicles that were moved off the  
32 property before the site walk was conducted that are slowly being moved back. He noted that the  
33 other biggest concern is that the property was located right on an aquifer. The Town of Weare  
34 regulation 29.7.2 states that a property located on an aquifer would be restricted to 10% impervi-  
35 ous of the total land and the development proposes that 2 acres of the 14.407 acres are to be  
36 paved. A detention pond is proposed to collect the runoff water, which would be recharged and  
37 then drained into the aquifer, this would be the biggest concern.

38  
39 The consensus of the Board was to create a subcommittee, with Mark Suennen as the  
40 Planning Board representative and Kevin LeFebvre would be the primary representa-  
41 tive/spokesperson for the committee. Mark Suennen noted that he would try to attend the next  
42 Weare Planning Board meeting on May 24, 2018, to present the subcommittee to the Weare  
43 Planning Board and Kevin LeFebvre as the primary spokesperson.  
44

**TOWN OF NEW BOSTON  
NEW BOSTON PLANNING BOARD  
Minutes of 2018**

5/8/18

1 **Miscellaneous business, cont.**

2         The Planning Coordinator, Shannon Silver, asked if the Board wanted to name the sub-  
3 committee. The Board decided on Oil Mill Road Subcommittee. The Planning Coordinator  
4 asked if she should notify the Town of Weare that the Board created a subcommittee. Mark  
5 Suennen suggested that a letter be sent to Weare that states the New Boston Planning Board es-  
6 tablished a subcommittee, with Kevin LeFebvre as the Primary Representative and list the other  
7 members. This subcommittee and its members would represent the Town of New Boston inter-  
8 ests at any further Public Hearings for the proposed development. Peter Hogan noted that the  
9 letter should state the highest concern is ground water impact. He also suggested that the letter  
10 lets the Town of Weare know the New Boston Planning Board is well aware of what has been  
11 going on at this property.

12

13 **Continued Discussion, re: Master Plan, potential final draft**

14

15         Mark Fougere stated that the Board had received the final draft to review and it could be  
16 discussed at the first meeting in June. Mark Suennen noted the Board could review individually  
17 and present any changes they would suggest at the June 12, 2018 meeting. Mark Fougere noted  
18 that once the Board approved the final Master Plan, the next step would be a Public Hearing to  
19 officially adopt the updated Master Plan.

20

21                 Mark Suennen **MOVED** to adjourn the meeting at 8:40 p.m. Rod-  
22 ney Towne seconded the motion and it **PASSED** unanimously.

23

24

25 Respectfully submitted,  
26 Nadine Scholes, Planning Board Assistant

Minutes Approved: 07/10/18