

Planning Board

May 16, 2006

Members Present: Barbara Freeman (Chair), Bill Weiler (Vice-Chair), Ron Williams, David Thayer, Al Bachelder, Deane Geddes (Alternate) and Lacy Cluff (Alternate).

Mrs. Freeman called the meeting to order at 7:10 p.m.

Case: 2006-008 – Conceptual – Jessica Selby – Day Care – 139 Morse Hill Road – Tax Map 050 Lot 770-160.

Mrs. Selby explained that she was applying to the State to get licensed to have a daycare in her home. Her license would allow her to watch 3 pre-school and 3 school aged children.

Mrs. Freeman said that she believed that Mrs. Selby would need to come in for Site Plan Review. She said that it would not fall under a home occupation because she would have client traffic with parents dropping off and picking up their children. She said that she would need to apply under Cottage Industry.

Mrs. Selby asked if under Cottage Industry she could have an employee down the road.

Mrs. Freeman said that she would be allowed to have one employee and a small sign.

Mrs. Freeman asked if she had a survey of her property.

Mrs. Selby said that she did not.

The Board reviewed the tax map and Mr. Weiler said that a survey should be on file at Merrimack County Registry of Deeds.

Mrs. Freeman said that once Mrs. Selby got a copy of the survey, she would help her with the application so that she would not have to hire someone.

Mrs. Selby said that she also needed to apply for a Special Exception.

Mrs. Freeman said that she would need to apply for the Special Exception first, but that she could get everything together for both first.

Minutes

The Board reviewed the minutes from April 18, 2006 and made corrections. A motion was made to accept the minutes as corrected. It was seconded. All were in favor.

Harbor View Subdivision

Mrs. Freeman said that other than Cal Prussman's, Road Agent, letter, the Board had not sent any comments regarding the Harbor View Subdivision. She said that she was supposed to draft a letter, but had not done that yet. From the minutes Sutton Planning Board minutes, it seems like the developer was resistant to make off site improvements.

Mr. Bachelder said that their resistance was on the New London side (King Hill Road).

Richard Metrano, Newbury resident who attended the Sutton Planning Board meetings, said that he questioned where the primary entrance was going to be. The developer said that they were waiting to see what the Town of Newbury said regarding emergency equipment.

Mr. Bachelder suggested that Hank Thomas determine who was going to provide the fire protection for that area. He suspected that it may come from Newbury, but read in the minutes that it may be coming from New London.

Mr. Weiler said that it was important to know who would be providing all safety services, not just fire protection.

Mrs. Freeman said that the Town of New London felt that they should be reviewing the application as well.

Both Mr. Bachelder and Mr. Weiler agreed that if the Town of Newbury was going to be providing the safety services protection, the development would be considered premature because it would be difficult to get to.

Mrs. Freeman said that New London felt that they would be providing it through King Hill Road and Stone House Road.

Mr. Metrano commented that he felt that the upgrades that Mr. Prussman suggested were excellent and he stood behind them.

Mrs. Freeman said that the Board agreed.

Mr. Bachelder asked if Mr. Prussman specified upgrades on Haynes Hill Road.

Mrs. Freeman said he did in collaboration with Lou Caron, consulting engineer.

The Board reviewed the plan, but did not see any improvements at the connection from Stonehouse Road and King Hill Road.

Mrs. Freeman said that she was going to draft a letter.

Mr. Geddes asked what the major points were that she was going to make in that letter.

Mrs. Freeman said that the major points were going to be that the development was scattered and premature in terms of access and location for emergency vehicles.

Mr. Bachelder said that it is premature if Newbury has to provide the emergency vehicles otherwise he was not sure.

Mrs. Freeman said that neither Sutton nor Newbury could provide the emergency services because of the conditions of the roads. If it is going to be New London, then they should be reviewing the subdivision as well. She said that she would call first to see if she was missing the off site improvements. She said that she would also reference Mr. Prussman's letter.

Movie

The Board watched a movie on ??? and discussed.

Meeting adjourned at 9:15 p.m.

Respectfully submitted,

Lacy L. Cluff