

PLANNING BOARD MEETING

JUNE 26, 2013

Members Present: Arthur Stockus, Chair; Troy Osgood, Vice Chair; Susan Mooney, Secretary; Hal Rafter, BOS Representative; Robert “Buzz” Davies, Alternate; Gary Anderson, Alternate

Members Absent: John Morin; Dirk Grotenhuis, Eduard Viel

Others Present: Paul Colby, Building Inspector/Code Administrator; Jo-Ann MacInnis, Land Use Clerk; James E. Franklin, LLC; Steven Morin and Daniel and Patricia Godbout, Applicants

Chair Stockus called the meeting to order at 7:00 p.m. Mr. Davies will be seated and voting for Mr. Grotenhuis. Mr. Anderson will be seated and voting for Mr. Morin.

Public Hearing – Lot Line Adjustment – 177 and 179 Deerfield Road

Chair Stockus read the first case:

Case #P13-03-LLA – Application from James E. Franklin for acceptance, compliance review, and final approval of a Lot Line Adjustment between Lots 12 & 12-A. The properties are located at and adjacent to 177 Deerfield Road and 179 Deerfield Road and are identified as Tax Map 61, Lots 12 & 12A, and are owned by Steven Morin & Carol Walker-Morin and Daniel & Patricia Godbout.

Mr. Colby advised the Board the application has been reviewed and is complete. He recommended acceptance of the application. All submitted documents and plans have been reviewed and there appears to be no deficiencies. Mr. Colby recommended acceptance of the application and approval and signing of the plans as noted in his memo to the Board dated June 19, 2013.

Motion was made by Mr. Davies to accept the application of **Case #P13-03-LLA** – Application from James E. Franklin for acceptance, compliance review, and final approval of a Lot Line Adjustment between Lots 12 & 12-A. The properties are located at and adjacent to 177 Deerfield Road and 179 Deerfield Road and are identified as Tax Map 61, Lots 12 & 12A, and are owned by Steven Morin & Carol Walker-Morin and Daniel & Patricia Godbout.

Second: Gary Anderson

VOTE: 6 – 0

Chair Stockus opened the Public Hearing and explained to those present the procedure to be followed: the applicant presents the proposal; the Board members ask questions of the applicant; other questions and comments are taken in the following order: abutters opposed, anyone else who wishes to speak if time permits, and any written comments are read into the record.

Mr. Colby noted there were no abutters present this evening and all present in the audience were the applicants.

Daniel Godbout advised the Board he is adding part of Mr. Morin’s lot to his.

Mr. Colby stated that both are large lots and one of the applicants is transferring the back of his lot to the other applicant.

Ms Mooney questioned if either of the lots concerned will lose its current use status.

Mr. Godbout replied no.

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LLA – 177 and 179 Deerfield Road Continued

Motion was made by Susan Mooney to approve **Case #P13-03-LLA** as submitted.

Second: Troy Osgood

VOTE: 6 – 0

OLD BUSINESS/NEW BUSINESS

Engineering Firms – CMA and Farwell Engineering Services, LLC

Mr. Colby advised the Board of the need to choose an engineering firm for design review services regarding “The Crossings” subdivision. The Board accepted this application at its June 12, 2013 meeting. Mr. Colby reminded the Board that RCCD is still performing design review, however, he would like to have the same firm do both review and inspections. CMA and Farwell Engineering Services, LLC have both done work for the town on other projects and the town is comfortable with both firms. He reminded the Board he has yet to hear from Town Counsel regarding questions pertaining to “The Crossings” subdivision.

Chair Stockus reinforced Mr. Colby’s statement that there are advantages to having the same firm perform both design review and inspections for each subdivision.

Motion was made by Troy Osgood for CMA to perform engineering design services for “The Crossings” subdivision. CMA will be requested to submit an estimate for said services.

Second: Susan Mooney

VOTE: 6 – 0

Case #12-08-SUB – Douglas Leib – Signing of Plans

Mr. Colby apprised the Board all conditions have been met with regards to this subdivision plan and the plans are here for the Board to sign this evening.

Rocky Hill Subdivision Escrow Account – Engineering Reports and Invoices

Mr. Colby advised the Board the blasting at the site is far more extensive than initially considered. The road crew has now been blasting for two (2) weeks.

The Board reviewed two (2) invoices from Farwell Engineering Services, LLC, for inspection services rendered. The Chair explained to the Board that Mr. Farwell is currently billing weekly, however, staff will request that he bill monthly in the future.

Mr. Colby stated the potential problem with the status of the escrow account held for said inspections. The applicant is scheduled to post additional funds on July 15, 2013.

Ms Mooney felt the applicant needs to be reminded regarding this posting of funds and Mr. Anderson agreed.

Mr. Davies stated that as the Board was considering cancelling its July 10, 2013 meeting, any additional bills to be approved for payment will not happen until the July 24, 2013 Planning Board meeting. All funds should be available at that time.

Motion was made by Susan Mooney to cancel the July 10, 2013 Planning Board meeting.

Second: Gary Anderson

VOTE: 6 – 0

Motion was made by Gary Anderson to pay Invoice #791 dated June 14, 2013 in the amount of seven hundred and twenty one dollars and sixty cents (\$721.60) and Invoice #798 dated June 21, 2013 in the amount of seven hundred twenty one dollars and sixty cents and \$721.60 for engineering services performed by Farwell Engineering Services, LLC.

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Rocky Hill Escrow Account Continued

Second: Troy Osgood

VOTE: 6 – 0

Motion was made by Gary Anderson to send a letter to Mr. Falzone, Harbor Street Limited Partnership, applicant, reminding him of the July 15, 2013 due date for additional escrow funding for inspection services in the Rocky Hill subdivision.

Second: Susan Mooney

VOTE: 5 – 1 Robert Davies opposed

Board of Selectmen Report

Marston Homestead/Lee Farm

Hal Rafter advised the Board the Town of Nottingham now owns the Marston Homestead. There are no liens on the property. There is an estimate of twenty five thousand dollars (\$25,000.00) to remove the barn. Some of the barn materials may be salvaged to be used by the school for art projects. It is the desire of the Board of Selectmen to put a subcommittee together and include High School students.

Rymes/Propane Tank

Mr. Rafter stated there have been no additional meetings with the Board of Selectmen regarding the Rymes/propane tank proposed for the Fernald property across from the school.

Pervasive Plants

The Board of Selectmen is investigating pervasive plants in Nottingham. There are many in town and the Board is in the process of looking into the best way to remove them.

Adjournment

Motion was made by Susan Mooney to adjourn the meeting at 7:45 p.m.

Second: Troy Osgood

VOTE: 6 – 0

Respectfully Submitted,

Jo-Ann MacInnis
Land Use Clerk