

Washington Planning Board
Meeting – June 5, 2012

- 0.0 Assembly: 6:30PM
 - 0.1 Members present:
Cook, Marshall, Schwartz and Chute
 - 0.2 Alternates present:
Dagesse, Terani and Kluk
 - 0.3 Members and Alternates Absent: Crandall
 - 0.4 Visitors: Brother Peter, Tom Taylor, Jon Springer

Cook opened the meeting at 7:30PM and asked for an alternate to sit for Crandall. Marshall motioned to have Kluk sit for Crandall and Chute seconded the motion, all voted in favor.
- 1.0 Minutes: Schwartz motioned to approve the meeting minutes of May 2012 and the site walk minutes as well. Kluk seconded the motion, all voted in favor.
- 2.0 Driveway permits:
 - 2.1 Kathy Iadonisi, Halfmoon Pond Rd., TM 8-04, temporary driveway for logging, Ed checked and made comments, Lynn and Nan checked and noted they need to replace stonewall when done. Schwartz motioned to pass the driveway. Marshall seconded the motion. All voted in favor.
- 3.0 Mergers:
 - 3.1 Jean Landry, Buchanan Circle, TM 14-381 and 14-382, deeds, fee paid. Cook reviewed the deed and they are contiguous and there is no dwelling on either property. Schwartz motioned to approve the merger. Kluk seconded the motion. All voted in favor.
- 4.0 Old Business:

- 4.1 SBA Cell Tower Site Plan Review – discussion.
Chute said he didn't see how we can vote without the NEPA, this will assist us in making an informed decision. Springer said that Boards usually use that as a condition of approval because we cannot move forward without it. Cook asked if the Board wanted to wait for the NEPA report. Kluk, Chute, Schwartz, Terani voted to wait for the report. Marshall voted against waiting. The Board will wait for the NEPA report. The application will stay on the agenda until it is decided.
- 4.2 Business Permits - Shane Mulliner, we scheduled a hearing for July meeting at 6:30PM, John McAlary - JMB Construction, Kluk motioned to approve the exemption for the site plan review. Marshall seconded the motion. All voted in favor. Marshall motioned to approve the cottage industry/minor home occupation. Chute seconded the motion. All voted in favor. Ed Weldon Painting exemption for a site plan review. Chute motioned to approve the request for an exemption. Kluk seconded the motion. All voted in favor. Chute motioned to approve the cottage industry/minor home occupation. Marshall seconded the motion. All voted in favor.
- 4.3 CIP Subcommittee on town facilities – monthly report. Kluk provided a spreadsheet for the other Planning Board members to review and the status of what they have gathered in the last month.

4.4 Rules of Procedure discussion. Discussed email procedures. Terani had suggestions for changes and Dagesse made copies of his notes and provided them to the other members who will review and discuss at the July meeting.

4.5 Town owned lots assessment. Dagesse will get the information to the Planning Board and believed that there were only two properties in question.

5.0 New Business:

5.1 Slaves of the Immaculate Heart of Mary, master plan for property, mergers, and lot line adjustment, additional buildings, etc - discussion. Brother Peter came in to informally discuss their intention of merging property, put in a septic system and constructing a nurse's station. Cook asked if the plan was to keep the existing cottage (the red cottage). Brother Peter said yes. Brother Peter explained that they would like to use the cottage as a place for a chaplain to stay at the property during camping months. The lot line adjustment with the Porter's is they would like a septic and a garage. Brother Peter provided a site plan showing the septic and the room to create a garage. Cook asked what would the new lot be? Brother Peter said it would be 2-acres. Cook said that our minimum lot size is 4-acres. Marshall said once you change the line it would have to be 4-acres. Chute said there is a house on the property and it is grandfathered and we are not proposing to change the use isn't it irrelevant to add more land to it? Schwartz said that this would establish a more conforming lot. Brother Peter said that the engineers continuously stressed to us that we are not creating a lot. Cook said we will get some more information on it and get back

to you. Brother Peter explained that eventually they would present a building permit for the nurse's station, storage shed and would like to keep the existing red cabin for a Chaplin's quarters with no kitchen facilities to comply with the no two dwellings on the property. Brother Peter asked for a waiver in surveying the whole property. Cook asked what would you survey? Brother Peter showed the area that they would like to survey. He also made a request that the topography survey be waived because the septic system plan should be sufficient. Kluk asked if this is a seasonal camp? Brother Peter said yes. Kluk asked if the abutter has an easement over the property? We do allow them to cross the property. Brother Peter said that our main objection tonight is to move on the waiver requests so that we can move forward in our plans. Cook said originally you came to the Board years ago and the complex was going to be a small little seasonal camp and now it seems quite elaborate and asked what are the future plans of the camp? Schwartz asked if it would ever be a year-round camp? Brother Peter said no nothing shows a year round plan. Cook asked about a payment in lieu of taxes. Brother Peter said that when we started we laid out the map for 100 people and to that fact we have not changed that much from the original plan. Taylor asked if this was an appropriate question for this evening? Cook said that it seems they have expanded from the original plan and concerned citizens have approached her about the exemption and they feel that they are subsidizing the camp. The Board decided that they would get back to him about the waivers. Dagesse will contact LGC for comments on the non-conforming lot size.

- 5.2 Approval of names for internal roads at Montfort Retreat. Chute motioned to approve the names. Kluk seconded the motion. All voted in favor.
- 5.3 Junk ordinance - discussed the possibility and what is already in place may be the only option.

6.0 Communications:

Filed

- 6.1 Intent to Cut, Mata, Ulrich Rd. TM5-03 and TM 9-02-
- 6.2 Intent to Cut, Mata, Kingsbury Hill Rd., TM 17-42- Filed
- 6.3 Intent to Cut, Chute, Halfmoon Pond Rd., TM 12-176 and 12-2-1- Filed
- 6.4 UVLSRPC, invitation to annual dinner meeting, May 30th – Filed
- 6.5 Letter from FCC, notice of Section 106 filing for cell tower site. - Filed
- 6.6 Copy of letter from NH Div of Historical Resources to TetraTech, asking for more comments on potential effects to historic resources within APE- Filed

7.0 Meeting date for next Planning Board meeting, July 3, 2012, at 6:30PM.

8.0 Adjournment: Time 9:40PM
Chute motioned to adjourn. Seconded by Marshall seconded the motion. All voted in favor.

Respectfully submitted,
Michelle Dagesse