

## Washington Planning Board

### Meeting Minutes - DRAFT

March 1, 2016

0.0 Assembly: 6:30PM

0.1 Members present: Marshall and Schwartz

0.2 Alternates present: Hatch

0.3 Members and Alternates Absent: Crandall, Kluk, Dagesse, Russell, Terani, Dulac

0.4 Visitors: Bob Bachand

Schwartz motioned to have Hatch to sit for Crandall, Marshall seconded the motion and all voted in favor.

1.0 **Minutes: February 2<sup>nd</sup> meeting**, No changes requested, Marshall motioned to approve the minutes as written, Hatch seconded the motion and all voted in favor.

2.0 **Old Business:**

2.1 **Master Plan Update:** PB goal priorities for 2016 –Hatch mentioned that he and Dulac are going to get together and talk about Economic Development issue. We moved the Master Plan discussion into April.

3.0 **New Business:**

3.1 **Accessory Dwelling Unit bill workshop**, Schwartz said there is an ADU workshop being held in Concord on March 17<sup>th</sup>. The state has passed a law allowing ADUs so she is going to attend the workshop and will bring information back to the Board.

3.2 **Spring NHOEP Planning Conference**, Schwartz said that the annual Conference has been postponed to a future date, to be announced.

4.0 **Driveway permits:**

4.1 Paulette Bastarache – 4003 East Washington Rd., has an existing temporary logging access to her lot and is applying to have it become a permanent driveway for home (camper). Schwartz said that Ed checked and said no culvert is required, she also checked the site and the fee was paid. She said there is a septic system already installed in the lot. Marshall said that we should attach the LUO section 306 (the RV section) to her permit so she is aware of the ordinance concerning RVs on a lot used for a dwelling. Schwartz will attach it. Hatch made a motion to approve the permit, Marshall seconded it and all voted in favor.

4.2 Schwartz mentioned she noticed an installed driveway on Mill Street, just after the bridge that has not been permitted by the Board. There also seems to be a building on the lot that can be seen from Halfmoon Pond Road. Marshall didn't know of a building permit either. He said the Selectmen would take a look on Thursday. There is confusion about who the owner of the property is.

4.3 Bob Bachand had a question for the board about how much frontage was needed for a driveway. He is having a portion of land with 80 feet of frontage annexed from a neighbor's parcel 11-68 to his lot 11-69-3 and wanted to know if it was enough to put in a driveway accessing Faxon Hill Road. He shared a map with us to help explain the plan. We discussed it and advised him that the 80 feet should be plenty of frontage to put in a driveway, as long as sightlines are good in that

area. Bachand said that he knows it will need a culvert and Schwartz said that Thayer would advise when the application is in hand. Schwartz suggested Bachand go ahead and have his survey done and fill out the application for annexation first, as this will require a hearing and he can do the driveway application after the annexation is finished.

**5.0 Mergers:**

5.1 William and Gail Anderson, 1025 Ashuelot Drive, tracts 1 & 2, TM10-12 and 10-62. Deed provided, fee paid. The Andersons sent in an application for merger of two tracts out of three on their deed. The second tract is a right-of-way to the Ashuelot River. Marshall was concerned that it is the right-of-way for the lot TM 10-3 that is across the river or maybe for the lot 10-61 across Ashuelot Drive. Schwartz said the lot is in the deed and they own it, but she would look into the abutter's deeds and make sure there isn't a right-of-way deeded to any other abutting lot. We tabled the application until next month's meeting. Schwartz was concerned about having the merger done in time to beat the abatement deadline for 2016. She will talk to the Assessors about it.

**6.0 Old Business:** None

Marshall brought up a request from the Selectmen concerning when building permits are required. They have had a couple of instances where people were converting open porches into closed heated spaces and didn't think they needed a permit. The Selectmen found the LUO section 501.1 (the section defines when building permits are required) to be too vague and confusing. He wants the board to take a look at the section and we can discuss it next month. He thinks maybe we need to tweak the section to include the converting of space from open or 3 season porch to heated living space to require a permit. We will discuss this issue next month.

**7.0 Communications:**

- 6.1 Request for project review from NH Division of Historical Resources, Faxon Hill Culvert replacement project
- 6.2 Postcard from PLAN NH regarding Community Design Charrette, rolling deadline
- 6.3 Copy of notice from DES, septic permit approval expired for TM11-76, Valley Road
- 6.4 Copy of notice from DES, septic permit approval expired for TM14-49, Taylor Circle

**8.0 Meeting date for next Planning Board meeting, April 5, 2016, at 6:30PM**

**9.0 Adjournment:** Time: 7:33 pm  
Motioned by Hatch, seconded by Marshall, all voted in favor.

Respectfully Submitted,  
Nan Schwartz