

Washington Planning Board

Meeting Minutes - DRAFT

May 3, 2016

0.0 Assembly: 6:30PM

0.1 Members present: Crandall, Kluk, Dulac, Schwartz and Williams

0.2 Alternates present: Terani

0.3 Members and Alternates Absent: Russell and Hatch

0.4 Visitors: Stephen Lowe, Mike Leedberg, Patrick Dombrowski

Crandall opened the meeting at 6:30PM.

1.0 **Minutes: April 29th working session**, Williams commented that the minutes made it sound like he was directing the group to do things. Schwartz said that was not the intention and she will change the minutes to say William suggested things. Williams motioned to approve the minutes with changes, Kluk seconded the motion and all voted in favor.

2.0 **Business from Public Hearing:**

2.1 **Bob Bachand** –Annexation of acre of TM 11-68, Halverson to TM 11-69-3, Bachand. Dombrowski said he would will add the square footage and bring the mylars to Town Hall. Dulac motioned to approve the annexation pending receipt of the mylars, Kluk seconded the motion and all voted in favor.

2.2 **David Barkie** – Annexation of TM 24-108-2 to TM 24-108-1 Voisine and TM24-109 Mandriano. Williams motioned to approve the annexation, pending the receipt of one more mylar and a \$25 check for the LCHIP fees, Kluk seconded and all voted in favor.

3.0 **New Business:**

3.1 **Mike Leedberg and Stephen Lowe** spoke with us about a possible annexation in LAE. Mike Leedberg bought an adjoining lot TM 14-363 on Cooledge Road and wants to divide the lot between himself and his neighbor, Stephen Lowe, they own TM 14-361 and TM 14-362 separately. Leedberg had a sketch plan of what he intends to do. We suggested he get all the parcels surveyed and fill out the annexation application and return them to us.

4.0 **Old Business:**

4.1 **Jim Crandall, annexation/subdivision issues:**

Crandall turned the issue over to Patrick Dombrowski, who was representing him, to speak. Dombrowski brought a sketch survey of Crandall's 37.6-acre lot on Faxon Hill Road. He is thinking of creating a 26.6-acre lot that would become conservation land and 2 other lots of 6 acres and 5 acres. He would like to know if it is a major or minor subdivision. We spoke about the differences and Dombrowski asked if the topography could be done on just the 2 smaller buildable lots. He would include a soil suitability statement. Kluk said the three lots make it a major subdivision. Schwartz asked if we could put a condition on the subdivision that the third (large) lot is put into a conservation easement. Williams asked if it was Crandall's intent to only develop 2 of the lots, he would want conditions put on the third lot to keep it clean because Jim is on the Board. Dombrowski suggested he could do an annexation and a minor subdivision but

Crandall wants the two separate lots. Dombrowski said he could call the third lot unbuildable on the survey. Crandall said he may just do one 11-acre lot to keep it simple. Kluk asked if we had answered their questions about the subdivision. Dombrowski asked about waivers and Kluk said we can do waivers if they are only making 2 lots and put conditions on the third lot. Dulac asked if we would do this for anyone and Kluk answered yes if the circumstances called for it. Dombrowski asked about septic and whether design was required. Schwartz said this was not applicable. Terani asked about perc tests and Schwartz said it is required. Crandall said he and Dombrowski will speak and he will figure out what he wants to do.

4.2 **Bartevian/Moore culvert issue:**

Crandall brought the board up to date with the culvert issue. We were involved about 2 years ago, when we went out and took a look at the issue at the Selectmen's request. Williams said that the issue has come up again but Moore has gotten a lawyer so the town can no longer talk to him until he either files a lawsuit or decides not to. Williams said it is in the hands of the Board of Selectmen now. Bartevian has refused to sign an easement for the town because of the threat of a lawsuit.

4.3 **Municipal Buildings project, discussion:**

Crandall stated we had a good meeting with the Selectmen on Monday. Williams said we should formally adopt the mission statement as written and to work with the Selectmen jointly on this project. Terani asked which buildings are being considered as part of the study, he hoped it was not just the historic buildings. Schwartz assured him that all the major town buildings were a part of the project for consideration. Terani commented that we need to consider all of the past work that was done in looking at the buildings and the reports that were written. Schwartz said that looking at all the prior studies is a part of the "To-do" list. Dulac said that all the information is there and we won't do it again, we will use what has been done. Terani suggested not using the word "preservation" in the statement. We reread the mission statement. Dulac made a motion to accept the statement as written, Kluk seconded the motion and all voted in favor.

4.4 **Corvus Tactical Training Facility proposed development in Bradford:**

Schwartz said there is no new news on this but she is keeping it on the agenda. Crandall said this issue puts a priority on working on the LUO this year prior to next Town Meeting. We will discuss this in July after several people attend the Planning Conference in June.

4.5 **Spring Planning and Zoning Conference:**

Schwartz gave us a reminder to sign up for conference, Saturday, June 4th, Grappone Conference Center, Concord – information at:

<http://www.nh.gov/oep/planning/resources/conferences/spring-2016/index.htm>

Kluk has signed up and Crandall and Dulac are thinking of attending also.

4.6 **Sign ordinance update:**

Schwartz said that she didn't hear from UVLSRPC about the update to our sign ordinance so she will contact them again about it and hopefully have word next month. Kluk explained the issue with our newest members. Crandall mentioned that he has a problem with the multiplying temporary signs that are popping up around town. He explained that the Selectmen are the enforcers of the LUO.

4.7 **Master Plan:**

Kluk made a list of all the LUO parts we need to work on this year and a few other issues we need to tackle. She also created a "Table of Contents" for the

LUO, which is really needed. She will email out a copy of both documents to board members.

4.8 **Building Permit issue:**

Kluk explained that she and Schwartz took a look at the building permit and the LUO and she feels we need to define “structurally alter” in the LUO to be more specific and that we can come at this from the building permit end, too. She shared a building permit application update that they did a few years ago.

Williams took a copy to consider. Kluk read one definition they came up with. Williams wants the replacement of existing buildings to be covered also. Kluk and Schwartz will continue working on this. Schwartz said they had talked to Assessor Dave Mazaroff and will speak with him again.

4.9 **Accessory Dwelling Units:**

We will begin work on this next month.

5.0 **Driveway permits:**

5.1 **John Antoniak**, TM 12-48, Mill Street (near bridge), an existing driveway upgraded from a woods road, Ed checked and no culvert is required. Schwartz said the application was returned to Antoniak last month but he hasn’t sent it back yet with Borey’s signature attached.

5.2 **Bob Bachand**, TM 11-69-3, Faxon Hill Road, Ed checked and Crandall checked the site, fee paid. Schwartz explained this is the driveway for the annexation piece we approved earlier in the meeting. Thayer recommended a 12” culvert. Kluk made a motion to approve the permit, Williams seconded and all voted in favor. Crandall signed the permit and it will be passed to the Selectmen to assign a 911 number.

6.0 **Mergers:** None

7.0 **Other Business:**

7.1 **Ryan Curran, business permit -**

We received a business permit from Ryan Curran, who is related to the previous owner, for the Washington General Store. This will be a transfer of ownership of an existing business permit to the new owner. Crandall explained that Ryan is in the act of buying the property. We tabled the permit until he closes on the property and we see no problem with him running the store in the meantime on the existing business permit.

7.2 Schwartz passed out the new NH Planning and Land Use books to members. There are copies in the Town Hall for those not present at the meeting tonight.

8.0 **Communications:**

8.1 Intent to Cut for Moore, TM 21-9-2, Dole Schoolhouse Road, Shane Mulliner, logger.

9.0 **Meeting date for next Planning Board meeting, June 7, 2016, at 6:30PM**

10.0 **Adjournment:**

Time: 8:01 pm

Motioned by Williams, seconded by Kluk, all voted in favor.

Respectfully Submitted,
Nan Schwartz