

Washington Planning Board

Meeting Minutes - DRAFT

April 4, 2017

- 0.0 Assembly: 6:30PM
 - 0.1 Members present: Crandall, Dulac, Hatch, Schwartz and Williams
 - 0.2 Alternates present: None
 - 0.3 Members and Alternates Absent: Terani and Russell
 - 0.4 Visitors: Al Krygeris, Kristine Chidester, Seth Chidester and Noah Chidester

Crandall called the meeting to order at 6:30PM.

1.0 **Minutes:**

March 7, 2017 – Williams pointed out that in 2.0 where it mentions RVs it should read ATVs, Schwartz will correct. Williams also pointed out that Schwartz switched numbers in 4.1 and it should read -21¢, not -12¢, Schwartz will correct this also. Hatch motioned to approve with corrections, Dulac seconded the motion and all voted in favor.

2.0 **New Business:**

- 2.1 **Discussion** - Crandall gave us a copy of the Right-to-Know law and the electronic meeting requirements. Williams asked about whether we need to state in the minutes the reason a person is not able to be present at the meeting. Crandall said he didn't get an answer on that question. Williams asked about the need for a "roll call" vote. Schwartz said if there was a no vote she would record that and attribute it to the person making that vote. Since the vote was unanimously yes she didn't feel the need for a roll call. She said that in the future if it arises again she could record a vote using a roll call.

Crandall wanted to thank everyone for putting in the extraordinary efforts on the building projects last year. He feels it was good service to the town and the PB had a hand in getting both warrant articles passed. He said he was asked why it was so successful and he thought it was timing, both projects being on the warrant and costs were lower, he received compliments for the Planning Board. Dulac wanted to add that looking back at our mission statement when we started on the building project, we talked about using volunteers and cutting costs as our mission and he thought that was crucial. We didn't get to finish the process with the F/R people but meeting with them many times was crucial in the effort to move things along and the town was supportive of that. Williams said that the projects were "right-sized" and came in at a good price point and he feels that was key. Hatch gave the BoS kudos for taking the ball and running with it to finish off the process. He feels it is a clear mandate and everyone is behind it.

Crandall thought there was confusion about our ballot but people voted for it because they trusted us. Hatch and Crandall said they heard lots of comments about the wording on the ballot for going back to a single day Town Meeting and voting was very confusing. Williams said that the wording was done according to the RSA; there wasn't any option for wording.

2.2 **Chidester:**

The Chidester family members stated they were here to discuss a possible subdivision of the parent's land. They wanted to speak with us about their plans. They are talking to surveyors and they had questions about the need for some of

the requirements in the application. The surveyor said that it would be lower in cost if we waived some of the requirements on the survey plan (such as the 5 foot contours). Schwartz asked how many lots they were considering creating and how many acres they have. Kristine said they are thinking about from 2 to 4 lots for family members and they have 43 acres. Williams said that we have waived some things recently on a 2-lot subdivision but it is more difficult to waive items on a major subdivision. Schwartz said that if they are doing 3 or 4 lots in the end they should probably just go ahead and do a major subdivision now and avoid going through the process twice, once as a minor and then again as a major subdivision. It will save money and a lot of effort. Williams suggested they could use the new Accessory Dwelling Unit ordinance to create more than one home on a single lot. Kristine asked about 10 foot contours for the survey. Crandall suggested they decide on their surveyor and then have him come in for a discussion. Kristine asked about a timeline for the application process. Schwartz said not more than 3 months. Dulac added that once we get a completed application it takes about one month to hold the hearing and get approval. Schwartz suggested they decide how many lots they want and come up with a sketch plan for discussion. We discussed needs for septic plans and that the surveyor will denote a general area for a septic system. Crandall suggested they have their surveyor come in to speak with us if they are not familiar with the process. Schwartz asked about wetlands and suggested they stay away from them for planning the building sites.

2.3 **Election of Officers:**

Crandall made a motion to keep Schwartz as Secretary, Dulac seconded the motion and all voted in favor. Dulac made a motion for Crandall to stay on as Chair, Hatch seconded the motion and all voted in favor. Dulac made a motion for Hatch to serve as Vice Chair, Crandall seconded the motion and all voted in favor. Hatch asked how many Alternates can we have. Crandall said we can have 5 including the ex-officio or 4 regular alternate members. Williams wanted to appoint Tom Marshall as the alternate ex-officio for the year. Hatch said he has had some conversation with someone who might be interested in being an alternate to the board.

2.4 **Sign Certification for updated LUO:**

Schwartz said she had updated the LUO and it is posted on the website. She will bring a certification page next month to sign that reflects the new officers and members.

3.0 **Old Business:**

3.1 **Municipal Buildings project update:**

Williams shared with us that the BoS has decided to “divide and conquer” and split the 3 building projects between their 3 members. Marshall has agreed to take on the Town Hall; Krygeris taking on the Schoolhouse and Williams is taking on the F/R building. Crandall offered the help of the PB members. Williams said that Krygeris was here tonight to speak with us about the Schoolhouse.

Krygeris asked us for any materials we might have on the Schoolhouse. We discussed Bill Cole’s report, the Energy audit and other materials we might have. Dulac said that when we asked for money last year it was to have a structural engineer come in and assess things. Hatch said that nothing has been done since the energy audit and report was done. He feels there has been neglect of the building and things need to be done. Schwartz noted that there was a lot of support for working on upgrading the SH building at Town Meeting. Krygeris said things would be done piecemeal. Crandall doesn’t think that things should be done piecemeal; he thinks it might be more economical to tear it down and

replicate it. He doesn't think it is historical. Schwartz disagreed, as it was built in the 1800's. She said a full assessment of the building will tell you its condition and what needs to be done at what cost, then you could make a decision. Krygeris is talking to Milestone to see what they can do in conjunction with the Town Hall restoration. Schwartz offered help on the SH project due to our interest in the project.

Williams said in general that the BoS has been moving quickly. They have met with Drasba and Milestone on the TH project. There is still a question about where the town offices will go and they may do trailers at Camp Morgan.

Crandall suggested taking Police out of the SH and move town offices there.

Schwartz said that F/R would make room for Police at the Center Station.

Williams said they are looking at options but don't want to have to make extra moves. They met with Frank (Milestone) and are working out contractual issues.

They are looking into borrowing and have filled out applications for Lake Sunapee Bank after looking at several others. They are offering good terms; a mid 3% rate and we would be able to draw from the total amount for 18 mos. The payments would be semi-annual to coincide with the tax bills.

He said on the F/R building things are progressing but not moving as fast. They didn't put in the full amount for the architect in the cost of the building. They are talking to Morton Buildings for a quote, it would be a panelized building with stamped plans for an "all in" number. He said we have most of the fill for the site at the pit and Ed would fill the site to the footing level. Then Randy Wilson would come in and do the foundation. Morton would put up the shell of the building and locals could come in and put up walls and rooms. He said they are still in the exploratory mode; they should have a price from Morton in 3-5 days. Hatch asked about functioning during construction. Williams thinks that during the construction phase of tying the buildings together they might have to leave the building. He said the Town will act as the GC; getting the subs to do the work beyond the shell of the building. They have asked Milestone to do it but it is doubtful they would take it on.

Williams said one interesting challenge is that the issue with the blizzard and town meeting date changes is there may be legal challenges to what was passed in certain towns. Schwartz said that we had our meeting on the day it was scheduled so only our election could be in doubt. Williams said they need approval from the state bond legal council and are providing them with all notices of hearings and Town Meeting to approve the process.

Hatch asked if they had met with F/R members yet and Williams said no. He has spoken with the Chief and one member of the building committee. He said he may go meet with them periodically but this hasn't been figured out yet. Dulac said he was building a school in China and everyone wanted to be involved so they made a "Color, Surfaces and Paint" committee and that got people engaged. Schwartz said that F/R's involvement would have to be a lot more substantive than that.

4.2 **Master Plan** – No discussion this month but we will take up a list of issues that Kluk put together on the LUO and Subdivision that we need to address after Town Meeting. Crandall said Kluk has agreed to come back on the board as an alternate and we were thrilled and agreed to have her join us again. Dulac made a motion to accept Kluk as an alternate member, Schwartz seconded the motion and all voted in favor. Schwartz will send out Kluk?

4.3 **Building Permit issue – Structural alterations definition:**

Schwartz said we are waiting for feedback from the BoS on the definition we sent to them for comment. Williams will bring it up with the board but thinks it might be something that should be in the LUO. We will discuss further next month.

4.4 **NHOEP Spring Planning and Zoning Conference:**

Schwartz said that the conference is on April 29, 2017, in Concord, to register and for additional conference details, go to:<http://www.nh.gov/oepl>, the registration deadline is April 21, 2017. She provided members with the conference agenda.

5.0 **Driveway Permits:** None

6.0 **Mergers:**

6.1 **Anatolij Ursini**, TM 25-109 and TM 25-110, Valley Road, deeds provided, fee paid. Schwartz said all the paperwork is in order; she made a motion to approve the merger, Hatch seconded and all voted in favor. Crandall signed the application and Schwartz will take it to the Registry of Deeds.

6.2 **Randy and Tammy Porter**, TM 14-425 and TM 14-426, Ashuelot Acres Rd., deeds provided, Schwartz said all the paperwork is in order, Dulac made a motion to approve the merger, Hatch seconded and all voted in favor. Crandall signed the application and Schwartz will take it to the Registry of Deeds.

Hatch asked about how the town deals with lots taken for taxes. Schwartz explained that several years ago we had a committee made up of Planning Board members, Conservation Commission members and a Selectman that would go out and assess the lots for value to the town for holding or selling. That has fallen by the wayside at this point. They would usually recommend, for most lots, that the town offer a lot to the abutter first and require them to merge it and if it didn't sell that way put it on the market. It seems that the town has taken more lots with houses on them and these they just need to sell. Williams said the town likes to get as much as they can for a lot and offering them to abutters isn't always getting the best price.

7.0 **Communications:**

None

8.0 **Meeting date for next Planning Board meeting,** May 2, 2017, at 6:30PM

9.0 **Adjournment:**

Time: 8:05 pm

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

Respectfully Submitted,
Nan Schwartz