

Washington Planning Board

Meeting Minutes - Draft

October 3, 2017

- 0.0 Assembly: 6:30PM, Camp Morgan Lodge
 - 0.1 Members present: Crandall, Dulac, Schwartz and Williams
 - 0.2 Alternates present: None
 - 0.3 Members and Alternates Absent: Kluk, Hatch, Terani and Russell
 - 0.4 Visitors: Jon Gibson

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

1.0 **Minutes:**

September 5, 2017 – Dulac suggested a couple of corrections, Schwartz will make the corrections. Dulac motioned to approve the minutes with corrections, Crandall seconded the motion and all voted in favor.

2.0 **New Business:**

2.1 **Jon Gibson** – Jon Gibson stated that he would like to be involved with the Main Street (Town Center) subcommittee when it gets going. He said he came in to talk to us about his business and an issue that has come up. The barn is not yet insulated and they are closing in a smaller section for now. They found some structural problems that will need fixing and are waiting for a contractor. He thinks they won't have heat in the barn for this winter so they want to use part of the house. The 700 sq. ft. studio space in the back section of the house would be used for a temporary showroom. They could still use the parking in front of the barn and at the house, but they are not anticipating a lot of traffic over the winter, maybe 3 to 4 visits a day. Crandall said he didn't see a problem; this doesn't go beyond the spirit of their business permit. Gibson said he wanted to give us the courtesy of a visit and tell us what they were planning. He said the business sign could be moved to the breezeway or near the house to avoid confusion. Dulac asked what the best protocol would be. Crandall said that he came to talk to us and we don't have a problem with it. Dulac said that if we become aware of further actions we need to do we would give him a call. Crandall thanked Gibson for coming to meet with us.

2.2 **CIP** – Schwartz said that she received CIP request forms from the Fire Department, Town Administrator, Conservation Commission, Library, Parks & Rec and Town Clerk, so far and is waiting on several more departments. She updated the data from Town Meeting and the Trust Funds report (of 7/17) into the spreadsheet and shared the preliminary sheets with the board. She explained that she still has to speak with Deb to get figures for certain accounts. Williams said that requests that were done through leases should be taken off the CIP spreadsheet. Dulac asked about the Old Schoolhouse (OSH) funds, \$65K went into the Town Building Maintenance fund. Williams said that the money in that fund is for capital improvements but not specifically designated for the OSH. He said the PB should come up with a budget for the OSH and request that this amount is designated for the OSH. We need to look at the architect/engineer's report and see what should be done. We could do electrical, upgrade the service, install a generator, insulation, heat, etc.; if structural needs to be done we could raise money for that. Crandall said we have \$50K and can raise more, maybe

- \$200K more will need to be needed to do a thorough job. Williams said that the BoS thinks it can be done in pieces over years. Crandall said the report is a draft and numbers are going to be added to it. Dulac asked if the BoS expects us to make a request when the report is done. Williams said that the architect Drasba wants to get specific but the BoS aren't ready for that, maybe this is phase one, no decision has been made.
- 2.3 **David Barkie** – Schwartz reported that David Barkie called about an annexation/lot line adjustment project on Valley Road that he is working on. It is abutting his property and involves 3 lots. He wants to sell part of one lot to a neighbor. He is working on the application and plot plan and will be in to meet with us next month.
- 2.4 **Chuck Braxton** – The PB was forwarded a Right-of-way inquiry involving lots TM12-47 and TM12-46 from a realtor representing the owners of one lot. They are looking for an alternate right-of-way location for their abutter that doesn't involve 2 stream crossings. Schwartz and Crandall researched the matter and a letter with suggestions was written to Braxton.
- 3.0 **Old Business:**
- 3.1 **Town Center Future Vision** – Crandall said that he slowed the pace on this so that we can research the issue and define the area of focus. He would like to identify the properties involved and ask the owners if they want to be involved, Gibson has already said that he would like to be involved. Crandall said he was at the Historical Society meeting and they were looking for a topic for the next meeting and he suggested they have an informal discussion about the town center. The meeting is next Monday, the 9th and he will attend unofficially to hear the discussion. He invited all of us to attend also. Dulac said that we need to wait for Kluk to get back and talk to her. Williams thinks we should be cautious and we should have a larger group, don't start with small groups, we need to be thoughtful. Crandall wants to get some ideas first. Dulac said that we could listen to small groups and invite the to a larger get together. Williams thinks that if you give ideas and ask what they think it is not a good idea. You need to educate people about the request, we are early in the process, don't have a detailed discussion, take baby steps. Schwartz said that after the meeting she went online to NH DOT and found information about the road condition and the DOT's 10-year plan; they consider the road to be in good to fair condition and it is not on the schedule for paving. She also found information from the Federal Highway Administration about "Context Sensitive Solutions" (CSS), which is a process for a collaborative, interdisciplinary and holistic approach to the development of transportation projects. William said that he went to a road workshop with Thayer and he thinks they were talking about something like that. He said there is a group that works with towns on transportation projects and maybe we could work with them.
- 3.2 **Parking at the General Store** – There is no further news on this, Dulac said that Curran is painting the store and maybe he will put up signage when it is done. We will remove this from our agenda.
- 3.3 **Lou and Joyce Borey cistern issue** – Schwartz said that a letter was written and sent after we received the Fire Chief's report.
- 3.4 **Municipal Buildings project update:**
Williams said that there is not much to report, there was an article written in the Villager about the projects. Crandall said that in the article it said that there would be stairs in the annex, which is not true. Williams said both he and Marshall spoke

with Michael Pon and there was a little misinformation given. Crandall asked about the foundation of the TH. Williams said the concrete guy is now on the schedule for October 15th and there is a little more excavation to be done under the building and a stone to be removed before then.

Williams said the Fire/Rescue building parts were delivered, with a few more parts to come and construction is scheduled for October 20-22. Things are moving forward. They had to do some blasting for the cistern and pump house area but it was not too bad. The sprinkler system is locked in, electrical is starting, plumbing getting going and there are no major surprises. Crandall asked about using local people on the projects. Williams said that they struggled to get a quote for the pump house, as everyone is busy. Tom Burt suggested that they get a prefab from LaValley and find someone to put it up. The BoS wasn't ready to commit to a contractor at the last meeting and are reaching out to others. He said that other local people have done work: Randy Wilson did the foundation, John Brighton is doing the sprinkler system the HVAC is being done by a local firm and Bob Bachand is doing digging for the TH.

Crandall said he would send the Old Schoolhouse report to us by email. Dulac said we need prices on doing the suggested work. Crandall asked Williams if the BoS is open to ideas for uses of the OSH. Williams said that the BoS thinks it is working for Police, it is office space on the one level (storage on second level), it could be used for something else in the future. Dulac likes the report and the specs saying whether you need a lift or sprinklers for some uses.

3.5 **LUO Changes to RV section** – Schwartz said that no suggestions were sent by email. Dulac suggested we wait on this issue until Hatch returns.

3.6 **Building Permit Issue** – We will address this issue when Hatch returns.

3.7 **Master Plan** – this is a placeholder.

4.0 **Driveway Permits:**

4.1 **Peter Woodcock**, 600 Lempster Mountain Road, TM 11-26, Ed checked and made recommendations, Crandall checked. Crandall said this is a relocation of a previously constructed driveway to get a better sight line. Schwartz made a motion to approve, Crandall seconded the motion and all voted in favor.

4.2 **Shane Branch**, East Washington Road, TM 16-99 – Schwartz and Crandall sent a letter but there has been no action to finish the driveway to date. Williams asked if we gave him a deadline. Schwartz said no deadline was given it was just a request to finish filling the driveway entrance. William suggested we forward the letter to the BoS for enforcement.

5.0 **Mergers:** None

6.0 **Communications:**

6.1 Intent-to-Cut, Bibbo, Ayers Pond Road, TM 6-3+5

6.2 Flyer from Holden Engineering, re: Bridge engineering, design and construction

7.0 **Meeting date for next Planning Board meeting**, November 7, 2017, at 6:30PM at Camp Morgan Lodge (CML).

8.0 **Adjournment:** Time: 7:40PM
Motioned by Dulac, seconded by Crandall, all voted in favor.

Respectfully Submitted,

Nan Schwartz