

Planning Board May 18, 2017

Memorial Building 7:00 pm

These minutes are considered a draft until they are approved by the Board at the next meeting.

Present: Kevin Lee, Chairperson, Ken Jacques, Peter Keene, Leigh Callaway, Selectman's representative.
Steve Schneider UVLSPC

Also present: Roger Smith, Zoning Coordinator

Kevin called meeting to order 7:05 pm.

1. Approval of the Minutes. The Board reviewed the April minutes. Mr. Jacques made the motion to approve the minutes as written, with Mr. Callaway seconding. The motion passed unanimously.
2. Hearings: No one was present to review Richards-Crystal Hill or the Rene Badger proposals.
3. Literature/Correspondence: There was none to review.
4. Miscellaneous Business: Wonderwell – A possible mistake was made in not informing the applicant that they needed a driveway permit from the Town when the site plan was approved. The property already has two curb cuts. Mr. Smith stated that a property is only allowed two curb cuts unless the property has more than 500' of road frontage. The Board reviewed the Wonderwell site plan and determined that the property has approximately 700' of road frontage. Mr. Patten made the motion to ask the Selectboard to issue a waiver for a third driveway permit on the Wonderwell property in the best interest of sound planning, with Mr. Jacques seconding. The motion passed unanimously.

Mr. Jacques addressed his concerns with developments off of Class VI roads. Mr. Jacques has permission to improve a Class VI road, including removal of trees in the right-of-way. Mr. Jacques is using the stone walls on both sides of the road as the width of the right-of-way for the road. Eversource has objected to the removal of trees in the road right-of-way. Eversource will not run power down the road until the trees are removed. Eversource could petition the Town for the removal of the trees in the town right-of-way. Mr. Jacques will be at the next Selectboard meeting seeking support for the removal of the trees, and to explain the proposed work. Mr. Callaway wanted to know exactly where the right-of-way is so as not to disturb trees not in the right-of-way.

Mr. Lee brought up a concern about vehicle storage at the self storage facility near Georges Mill. Vehicles are potentially being stored longer than 90 days. Mr. Smith will

visit and take pictures and report back to the Board. Mr. Lee stated that he thought the site plan allowed short term storage of vehicles.

Mr. Callaway discussed the Towns compliance regarding the construction on Town owned Class VI roads. He believes the Town is out of compliance, and that the Town needs to develop and approve a policy. Mr. Lee reviewed RSA 674-41. Mr. Callaway stated that if someone builds off a Class VI road, the builder does so at their own risk. Currently the Town requires notification when a habitable structure is constructed.

Mr. Schneider discussed the Circuit Rider contract between the Town and UVLSRPC. A new contract has been submitted to the Town for their review and comment.

Mr. Lee adjourned the meeting at 7:55pm

Respectfully submitted by Steven Schneider