

PLANNING BOARD

MAY 20, 2021

MEMORIAL BUILDING

7:00 P.M.

The following are to be considered draft minutes until approved by the Board.

Planning Board Members Present: Tim Bray, Chairman, Peter Keene, Bryan O'Day, Mike, Howard, Ken Jacques, Darrin Patten, Ex-Officio Amy Lewis, and Alternate Dan Saulnier.

Present via ZOOM: Alex Belenz, Circuit Rider from Upper Valley Planning Commission.

Others present: Art Conkey, Justin Hastings, Peter Crowell, Neil Levesque, Chris Hall, and Steven O'Neil.

The meeting was called to order at 7:00 p.m.

Minutes of April 15, 2021: page 5; Amended Whit said he ~~hear~~ **heard** part of it, but not all of it. Page 7: and **but discussed** coordination between the planning board and zoning board. Page 8 : ~~Ken would like, in those fees for slopes and soils, to be exactly the same criteria we would put on an applicant looking to do anything on their property that involved a wetlands.~~ Change to: "Ken would like fees for slopes and soils analysis to be exactly the same criteria and would be the responsibility of an applicant looking to do anything on their property that involves a wetlands." Page 9: Tim said the town is well served because of the soils and slopes multiplier ~~by~~ **in** the zoning **ordinance**. Motion by Ken to approve the minutes as corrected, seconded by Mike. Six members voted in favor. One abstained (Bryan O'Day).

Merger Applications:

Bill and Gail Bruce merger of two lots in Eastman.

Danny and Bonnie Fladung merger of two lots in Eastman

Dianne Johnson merger of two lots in Eastman

Yankee Barn Homes Properties, LLC – Corrective merger (previous merger recorded March 5, 2021)

All merger documents were reviewed and signed.

Peter Crowell – Subdivision Consultation: Peter presented a proposal to subdivide a 2.5+/- acre parcel from Map 12, Lot 738-473 which is the white house with barn. His renter, Neil Levesque, would like to buy the property. The proposal includes 320' along Webster Pass. Peter will grant an easement to provide access to the new lot through the existing Foxstand Road (private). The lot is mostly flat, and there is a septic on the property. Peter is not proposing a driveway through Webster Pass. There are currently three residents on the driveway, but Peter is planning to remove the old Foxstand main house. Peter's own home (Map 13; Lot 025-525) has frontage on Rte 114 (Main Street) with an existing curb cut for a drive. The Board discussed the requirement that lots have 200' of frontage and access on an approved road. The State does not allow subdivision on Class VI roads. Lot size was reviewed. The Board told Peter he will need verify slopes and soils data because the Planning Board cannot create a non-confirming lot.

Peter reviewed options of upgrading a portion of the existing driveway to use that for the driveway to the subdivision. Designing the road so 200' of frontage could be provided off the private road as also discussed. Peter stated he was able to subdivide for his house because there is 200' of frontage for access, but he has used the access through the other lot. Nothing else has changed up there since, so the house and property being subdivided is already a residence. The Board addressed the issue is that a new lot is being created with no road frontage on 114. Updating the road to Class V and continuing it up to the new lot might be an option to get the 200' feet of frontage off the private road; keeping in mind the maximum road length is 1500'. Road requirements were reviewed. The Planning Board would need to look at the road length and width and how it might be upgraded to get the private road to provide the access.

The Board outlined the following suggestions for Peter.

1. Need to demonstrate how the acreage amount was determined and be sure that the size of the lot is adequate by providing soils/slope data.
2. Frontage and access cannot be from Class VI Webster Pass. The 200' of frontage requirement for the new lot needs to be reviewed. Updating the road may be a possible way to accomplish that.

Peter will review the plans with Clayton.

Wonderwell Update: Chris Hall, Facilities Manager: Chris came in to update the Board on Wonderwell progress since some on the Board may not be familiar with what has taken place there. In 2015 they began a multi-year process to upgrade the whole building into the 21st century, adding sprinkler system, egress doors, addition on the back for stair tower, and commercial kitchen and a lot of upgrading to meet code. All of that has been taken care of. They have a Certificate of Occupancy. They are now ready to finish the space under the commercial kitchen, which is part of the original approved scope, and has always been planned to be a staff apartment. The Fire Marshall has done inspections all along on the project. Mike Howard stated he would like the Fire Marshall to be involved. The Planning Board needs to be sure of the safety provisions. Chris stated the building has been inspected for prior precautions previously and the sprinkler heads are there, and the Fire Marshall has signed off on it as an open basement with the provision that it was going to be divided into a staff apartment. Chris will be reviewing the plan with Fire Chief, Peter Lacaille.

Chris noted the porch roof is a minor change adding an 8' x 8' porch over the handicap door. He will submit a zoning permit application to Whit for the porch roof. The Board did not foresee a problem with the porch roof.

Art Conkey – Consultation: Art reported he has been hauling material out of Sanborn Hill, reclaiming the old "Continental Pit". He is interested in putting a subdivision there when the hauling is done. There are 32+ acres. Tim stated this has been going on for quite a while with Art removing the material, and he understands there are less than 60 days left on the letter of

credit. Art state the letter of credit is for the owner Al Lindquist. He is not the current landowner but has been hired to remove the material. Tim asked what would happen after 60 days. Art said more materials would not be moved until the bond was reactivated. Tim asked for the anticipated timeline for being done with the hauling. Art stated there is a lot more ledge and asphalt, stuff with low value to remove. Bringing in a crusher would probably be the best way to take care of some of the rocks as they are too big to move. They would at least have to be hammered. The material would be removed before subdivision because it is not of good enough quality to be used on the site unless it is crushed. Tim noted there are 60 days on the letter of credit to continue hauling. Tim mentioned concerns he has heard about the truck traffic. Art presented a Notice of Decision that was granted by the Planning Board to Mr. Lindquist in 2014, line 9 that says to haul as much as possible. A former approval granted a limited number of trips. Mike stated he remembers changing the truck trips to try to shorten the time span and expedite getting the materials out of the site and things buttoned up. Tim asked what time line to expect to have the material out of there. Art stated it is hard to estimate a timeline because the material left is of low quality and in small demand unless a specific project comes along. There is a large pile of asphalt and a lot of piles with non-useable stuff, such as concrete structures, bridges, metal culverts, rubber tires, plastics etc.

Art stated when the property is cleaned up, he would like to subdivide and proposes it as a cluster development. He questioned what the board would require. The Board noted Zoning does allow cluster housing. Tim noted there is a lot that needs to be done before the Board can decide because this is a difficult and there is a lot to do to clean it up. If it was used as a deposit site for all these materials, there should be exploration as to what the soil quality and water quality is before considering putting houses and wells on the property. The impact on property is concerning. The debris needs to be cleaned up and environmental concerns addressed. Tim stated this is just a heads up so Art is aware of the challenges to clean the property up in a formal way before he comes for the Board to consider subdivision. Tim asked if there was a certain area where the material is left. Art stated most of it is near the highway. The bottom half of the lot has been cleaned up and seeded. If he is going to develop the property some of the ledge and rock can be processed to use on the site to build a base for the road if the property is going to be developed. Tim stated he would benefit by being able to go look at the lot. Darrin asked for the status of the right of way. Art stated there was a right of way purchased from Robert Lane to cross his property to access the pit. The Board recommended that Art investigate the soil and water quality before he moves forward with other plans. Their concern is if there is any contamination that is unknown. Tim suggested Art contact the Department of Environmental Services.

The Board told Art there are provisions in Zoning to do cluster development with lot sizing requirements based on the number of units versus a traditional subdivision.

Steven O'Neil – Consultation – Woodland Heights property: Steven is new to the area and is curious about what he can with the land. He has heard rumors that it has been difficult to access building a house so he wants to make sure he has information ahead of time and knows what he can do before he signs any document to purchase the property. Tim stated the present owner

met with the Planning Board not too long ago for a consultation and he was looking to sell one of the lots at the end of the circle at the end of the road. Concern was brought up that if he sold that lot he might be limiting frontage for the remainder of the land that is up there. Tim recalls there was a 13-acre lot he was considering putting a couple of higher-end houses up there. The Board cautioned him that before he tries to develop one of the lots on the circle, that he should go to the Town of Grantham and his engineer or surveyor and look at the whole property as a potential subdivision, rather than doing it piecemeal. The Board did not hear back from him. Tim stated the Board is learning in a new manner that he is not going to explore that, he is going to sell the lot and have someone else explore that.

Mr. O'Neil's plan is to purchase the whole lot. On the upper right part of the lot, he wants to build a house. The road (Woodland Heights Road???) is about 1500' and there is approval for that. There is question of the width and there some sloping to the road as well. He was told it was approved for three different lots. Mr. O'Neil has no plans to subdivide right now, maybe in the future, but for now he wants to get his house up. There is a sand pit, and he believes people are taking material from it. He has a business and does firewood. A person on the road told him trucks could not be on that road, but he has seen trucks on that road getting sand and gravel out of the pit, so he does not know why he could not use his trucks on the road, so he wants to be clear on that part. He would like to be able to use the gravel. There are 8 acres where the pit is that is not enrolled in Current Use. Tim noted there is a piece of undeveloped land at the end of a well-established residential development. Ken stated this lot was left as a piece of land located in Grantham and Springfield. Darrin stated the Grantham Subdivision was complete, but the road was 1500' so there were issues of developing more lots in Springfield because of the length of the road with no other point of access. Tim noted this is a challenging situation because the road is in Grantham, and most of the property is in Springfield. The information about the trucks on the road is because he is developing land at the end of the subdivision so people are not going to welcome heavy construction going down there and there will be many different stories. Tim recommended Mr. O'Neil do due diligence and find out what portion of the land is in Current Use, and then find out through the Town of Grantham whether he is allowed to drive heavy trucks to access the land. The Town of Grantham should be able to provide the true information on the property because there is going to be a lot of misinformation. Ken stated this was suggested to a former candidate. The Board talked about road frontage and how it would work to do further subdivision off the private road in Grantham to create further lots in Springfield. The property is at the end of Woodland Heights which is estimated to be about 1500' so per the Town of Springfield regulations there are issues developing property without a second form of access/egress. Tim suggested reviewing a shared driveway at the end of the circle. Mr. O'Neil noted he was thinking about a shared driveway and having one go up toward his home, and then one going off to the pit area. Darrin suggested Mr. O'Neil determine if the driveway would be in Grantham or Springfield and determining where the curb cut would be. Tim suggested Mr. O'Neil review the issues already described, and then if he finds favorable results to the questions the Board has proposed, then he could come back with an actual plan of the land and how it intersects with the road so there can be more concrete idea of the challenge he has ahead of him. There is no current way to access the property from Sanborn Hill Road, unless Mr. O'Neil purchase a piece of property on Sanborn Hill that abuts the property in question.

Ken stated for clarification he looked at the definition for a cluster development under the town ordinance is “a form of a residential subdivision that permits building units to be grouped on lots with reduced dimensions and frontages, provided that the density of the original lot as a whole shall not be greater than the density allowed under the existing regulation, the remaining land area is devoted to privately accommodate all dedicated open space.”

The Board spent a good deal of time discussing past and present circumstances regarding the hauling, restoration, and bonding for the pit at the end of Sanborn Hill Road.

Correspondence: The Board reviewed a proposed plan by the State of NH Department of Transportation to replace culverts along NH Route 114.

Copy of Wetlands Application for Deconinck on Sandy Beach Road (private road) to remove a rusted culverts and replace with a small bridge.

A work session was scheduled for Thursday, June 10, 2021, at 7:00 p.m. The Board would like to invite Whit Smith.

Circuit Rider contract renewal: Alex Belenz reviewed the circuit rider contract. Alex reported the hourly rate for member communities has gone up for the next fiscal year. The rate has not been raised in about 5 years, so it is going from \$60.00 to \$65.00 per hour. The contract will be not to exceed \$2,340. Time for working on the master plan could be covered in this contract or it could be developed as a separate contract which is what the Board might want to do. Ken noted there are monies in the planning and zoning budget that could be applied if there is overage to apply to the master plan work. The Board agreed to continue with the circuit rider contract. The Board of Selectmen will be notified the Board recommended so they can sign the contract.

The Board discussed finding an additional alternate.

Tim asked what the Board did for engineering provisions. The Board hires as needed. There is currently not on for the Town. Tim suggested reaching out to have one available, so that if a subdivision comes in and the town does not have anyone lined up, it should be something that is worth doing. Ken stated it always was worth having someone available. Amy suggested Horizons in New London. She has dealt with them before. Amy will reach out to them.

The Board voted to adjourn at 9:00 p.m.

Submitted by,

Janet Roberts,
Administrative Assistant

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