

PLANNING BOARD

JUNE 19, 2014

MEMORIAL BUILDING

7:00 P.M.

These are to be considered draft minutes only until approved by the board at their next meeting

Members Present: Bryan O' Day, Kevin Lee, Peter Keene, Don Hill, Darrin Patten, Mike Howard

Others Present: Kara Zaleskas, Steve Klein, Jim Kirby, Willa Miller, Robert Wood, and Rachel Ruppell

Zaleska Consultation: Kara addresses the board with her mother Margaret Zaleskas regarding property located at 156 Four Corners Road. The piece of property has been in the family for 30+years. She wants to understand the process as she wants to take down existing building and build another one more winterized with a basement to improve. There is a right of way access through the middle of the property. This hasn't been used in twenty years. She explains that the owner has separate access. She explains that the land slopes towards the beach but the house does not and would potentially like to move the house back. She said she was concerned about the demolish and rebuild process along with removing untouched land to build a garage and any guidance would be helpful. Don states to her that she does not change existing foot print there are no issues. It is when you start changing foot prints that is when concerns arise. Bryan states that if she meets all setbacks it could be ok. Kevin inquires on deeded ROW and could be a potential concern. Kara explains that there a currently three sheds on the property. Kevin explains to her that building a garage she would most likely have to go to zoning. Mike Howard explains that the state would be involved regarding Shoreline permits. She states she currently has a septic for a four bedroom house. Mike states that the best thing for her is to figure out exactly what she wants draw it up and go from there whether she is going with the existing foot print or not and then take it from there. Mike explains it is not a painful process.

Dan Hayward Consultation: Dan was not present However Darrin states he has talked to Dan several times and doesn't feel he needs to come before the board. He explains that if it's obvious that his place conforms then why not sign off on it. Dan has proven that there is land enough by the surveyor's letter then it shouldn't have to come before the planning board. Board all agreed.

Steve Klein Consultation: Steve addresses the board that he wants to add 150 sq. ft. and extend his woodshed. He explains that it begins 75' from the lake. He explains he is not changing impervious structure but adding impervious space. Mike Howard explains that he could get a permit from the state on their website and he doesn't think it will be a problem. Mike explains that he could go to the DES website for a shore land permit by notification upon building permit.

Robert Wood: Robert Wood from Lake Sunapee protective Association addresses the board on behalf of the watershed committee. He explains the committee was set up in early spring to review water protection ordinances. He gives the board some handouts that compare four towns and their ordinances. He thought this may be a good resource for the planning board to use. He talked about a code enforcement officer. He explains that the storm water analysis came out of this project that was started in 2010. He explains that storm water is a major contaminant. He explained that back in 2010

he had given the road agent a list of all the culverts that needed to be replaced. He gave the board some materials to review and asked if he could come back for the August meeting to possibly talk about aligning ordinances with other towns. The board agreed.

Wonder well Consultation: Jim Kirby and Willa Miller addressed the board. They gave an update to the board regarding their site plan. Jim stated that there have been four bids and have narrowed it down to two and hopes to hire someone within the next 5-10 days. Don states that this should have been done sooner as they knew years ago that something needed to be in place. Mike states that they would like to see something before October or November. Don reiterates that this needs to be more urgent and explains to Jim that compliance is very important. Willa states that she wants to comply and do the right thing. She states that they are not trying to get away with anything. Mike asks Willa if it's possible that the board be updated once a month so the board can see the progress. Don explains it also becomes a matter of public safety. Mike states that the scope of work would be good to have monthly. Mike asks if they plan to limit their growth or keep growing. Willa states they don't want to grow as they don't have the facility or people power. They agreed to make this more urgent and to keep the board updated on their progress.

Correspondence: Peter Keene read a letter from Roland Follansbee. He explains in the letter he met with Clayton Platt to have place surveyed. He has reached out to a certified Septic Designer (John Downing) He just wanted the planning board to know that he is moving forward.

Approval of May minutes: Don makes a motion to accept as written, second by Mike, all in favor and unanimously approved.

Springfield Wetland's Project: Rachel Ruppell handed to the planning board a comparison map of buffer scenarios and the amount of land that is affected. Darrin states that numbers only show wetlands that are on the map but does not show wetlands that are not on the map. The estimate is conservative. Darrin states that there needs to be a work session and Mike agrees. They suggested getting three study lots and do some comparisons.

There was discussion around what is the intent and quality of wetlands need to be discussed and the language. Flexibility needs to be built into the ordinance. There was lots of discussion around size of lots and quality of wetlands. There was discussion of giving relief for non-permitted uses within buffers.

Meeting adjourned at 9:20 P.M.

Submitted by,

Susan Abair