

Planning Board

June 16, 2017

Memorial Building

7:00 pm

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

Members Present: Kevin Lee, Peter Keene, Ken Jacques, and Leigh Callaway

Others Present: Pierre Bedard, Cynthia Bruss, and Whit Smith

May minutes- Ken motioned to accept minutes as written second by Leigh and all in favor

Pierre Bedard Consult for Star Lake Farm- Pierre presented the board with maps. In 2010 there was a conservation easement and subdivision and there are several parcels. He would like to take the parcel on Stryker Road and School House road and annex them together. The reason he would like to do this is to clean up the way it is defined. If he so choses he would like to be able put a barn on exclusionary area. Combining the two parcels would make the lot go from 177 acres to 260 ½. A total increase of 83 acres. The board looked at the maps and there was discussion around it. Pierre said he would leave it up to the board whether they feel it would be a lot line adjustment or annexation. Kevin explained that he would need to fill out appropriate applications either way and have a hearing.

Literature and Correspondence- governing magazine

Misc. Business- There was discussion on the circuit rider contract. The board discussed using them on an as need basis vs. circuit rider and decided not to renew the annual contract.

The board signed map for Wonderwell

Leigh stated that the selectmen sent a letter regarding the storage facility and complaints of the storage of vehicles and the leaking of fluids.

Leigh presented documents for review and comment prepared by the Selectboard which relate to construction on Class VI and private roads. In accordance with RSA 674:41, the Town must have a written policy. That policy was presented to the Planning Board along with two “notice of limits” documents, completion of which will be required when applying for construction of habitable space. The policy document essentially reflects the way Springfield has done business for many years. The policy allows construction with the caveat that some services cannot be guaranteed. One “notice of limits” applies to Class VI roads and another to private roads. When construction is approved and a “notice of limits” document is completed, that document will be recorded in the property’s chain of title at the Registry of Deeds. The Planning Board made comments relating to situations when the Road Agent must be involved with work on Class VI roads. Since three Board members were missing, the Board decided to table final review and comment until its next meeting on July 20, 2017.

Meeting adjourned 8:20

Minutes submitted by,

Susan Abair

Corrections made Jul 20, 2017 by

Leigh Callaway, ex-officio member