

PLANNING BOARD

March 17, 2022

MEMORIAL BUILDING

7:00 P.M.

The following are to be considered draft minutes only until approved by the Board at their next meeting.

Board Members Present: Tim Bray, Ken Jacques, Darrin Patten and Peter Keene
Also present: John Trachy, Peter Crowell, Robert McLennand, Heather McLennand and Stephen O'Neill
UVLSPC member Tim Josephson via Zoom

Consultations:

Peter Crowell presented map depicting a 50' wide driveway/road layout for the subdivision of the white house on what is currently his property on Main Street/NH State Route 114. Peter questioned the Board as to the required width of the driveway/road and what else he would need to do prior to finalizing the subdivision. The Board responded that the driveway/road would need to be 18' with 2' shoulders and either test pit data or information on an approved septic design for the lot in question. Contacting the Zoning Coordinator, Whit Smith to obtain the subdivision checklist was also advised.

Robert McLennand and Stephan O'Neill spoke to the Board regarding what is needed to give Mr. O'Neill access to his property through Mr. McLennand's property located on Main Street/NH State Route 114. The Board offered different options including granting a Right of Way or building a private road from Main Street through Mr. McLennand's property to Mr. O'Neill's property.

Minutes: Peter moved to accept minutes as written; Darrin seconded all voted in favor.

Discussion of the Flowcharts Alex and his UVLSPC revised. Tim requested a space to show the date the Board accepted the chart be added. The Home Occupation page was accepted as done. On the Home Business page the Board would like to remove the New owner?, the Will the business change? Blocks. They found those to be confusing. If after following the chart through the Home Occupation to the end and finding the activity to fit a Home Business a Site Plan is required regardless of being a new owner or not.

Tim would like to see under Old Business on the agenda discussion of Section 5.20 N going forward. The Board feels this needs to be a topic of discussion and possible clarification.

Ken contacted Chris Turgeon the State of NH Assistant Engineer for District 2 regarding the driveway/curb cuts on state roads. All towns receive a copy of the layout of such after approval from the State. Though it seems Springfield is not receiving these and Ken will reach back out to find out when the last one was sent to the Springfield Town Clerk.

Tamara will continue to try to locate a plan/chart submitted by Clayton Platt for the Board to use as a basis for what the Board would like to see when an application is submitted.

To Do:

- Tamara will locate a plan submitted by Clayton Platt to use as a demo for future applications.
- Add discussion of Zoning Ordinance Article 5 specifically 5.20 Home Business to ongoing agenda items.

Election of Officers: Ken nominated Tim as chair and Peter as vice chair, Darrin seconded Tim and Peter both accepted Board voted in favor.

Meeting adjourned 8:35 p.m.

Tamara Butcher