

PLANNING BOARD

JANUARY 16, 2014

MEMORIAL BUILDING

7:00 P.M.

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

Members Present: Kevin Lee (chairman), Peter Keene, Ken Jacques, Darrin Patten, Mike Howard, Bryan O' Day, and Don Hill.

Others Present: John Trachy, Cynthia Hayes, George McCusker, Leigh Callaway, Cynthia Bruss, Sara O' Day, Karen Cook, Susan Chiarella, Mike Chiarella, Janet Roberts, Mike McCrory, Dan Corley, Rachel Ruppel, B Manning, Malcolm Milne, Billy Huntoon, Tom Duling, Arlene Duling, Jeff Milne, Sandra Obrien, and other members of the public.

Springfield Wetlands Public Hearing: Kevin calls the meeting to order @7 p.m. and explains that the adoption of the map is the only thing that is being discussed. Rachel Ruppel hands out copies of the new wetlands map along with a copy of the current map we are using. She explains that the imagery on the old Map was done in 1992 vs. the new map which was done in 2013. She explains how the new map is more precise as technology has enhanced quite a bit since the old map. She explains that Rick Van de Poll also did roadside surveys. She asks if the board had any questions. Mike Howard inquires on calculations and Rachel stated they did not do calculations. Mike states by buffering all wetlands regardless of size makes the overlay district even larger. Rachel explains that the language of the ordinance will remain the same that they are only discussing adopting the new map. Don Hill inquires if the new map can become available to the town as the old map is.

Kevin opens it up for public discussion: Sandra Obrien inquires on the different colors on the map and what it represents as she owns a lot of property. Malcolm Milne asks if they knew what wetlands on the map is 10,000 square feet or greater and is it shown on the map and/or who determines that. Mike McCrory states that if there is ever any land in question you would need a wetland scientist to make that determination. Darrin states if it isn't shown on the map then it wouldn't pertain. Ken Jacques feels that it's very difficult to try and adopt the new map with the old language not knowing how they both would tie in together. Jeff Milne feels that the new map creates an illusion of precision that just isn't there or all that much different from the map the town is using now. Mike McCrory feels that without a doubt the new map is more accurate. Susan Chiarella asks the Planning Board if they would consider holding off sending this to town meeting until such time as ordinance is clarified to match the map. Leigh Callaway feels the selectman could work with the map with a few changes. Tom Duling feels the map is pretty good. Darrin has concerns with the timeframe and feels why push this when they can wait another twelve months and do it right without the time constraints. Ken feels we should try and get it right vs. rushing to meet deadlines. Ken makes a motion to end public meeting for the Wetlands project and table it until next year, second by Darrin and all in favor.

Lindquist Hearing: Kevin opened the hearing by stating that there was still an outstanding payment due to the town engineer that has not been received. Dan Corley representing the Lindquist property states that the bill will be taken care of. Dan addresses the board stating that the Engineers had assessed the roads together and his client is willing to post a bond for \$135,000 on Sanborn Hill Road to be able to start work as soon as possible. Dan gives the board a letter from the State of NH that states unless someone is altering the property or developing it

then the permit would still stand. Dan states that their intent is to remove debris, level it, and then seed it. There was discussion among the board regarding the letter from the state. Kevin feels that they are altering the property. Dan Corley states his client can go back to the state if need be for a permit. Ken Jacques asks where the material will be going that his client takes off the property. Dan states that the material will be trucked to another piece of property that the client owns. Kevin goes thru the site plan review check list. Darrin makes the statement that if anything is waived make sure it's written as to why something was waived. The board felt that because this was not the typical excavation project therefore it was feasible that some items on the checklist can be waived. Don Hill asks when project is complete who determines whether or not there is any damage done to the road. Kevin Lee states that the town engineer would inspect the road. The board also referenced the site plan map from Continental paving. Don makes a motion to accept amended site plan with conditions listed below, referencing Continental Paving map sheet 1, and providing all fees are paid; second by Peter, all in favor and unanimously approved:

Conditions of proposed terms:

1. The property owner is permitted to remove the stockpiled gravel, rocks, sand and debris from the subject property.
2. The property owner agrees that during the removal of the stockpiled gravel, rocks, sand, and debris from the subject property while accessing Sanborn Hill Road, he shall maintain the road as it presently exists as documented by Lou Caron's report dated 11.18.2013 including video. It shall be subject to inspection by engineers/road agent for the Town and property owner.
3. The property owner agrees to obtain a bond or surety amount to safeguard against any unrepaired damages caused to Sanborn Hill Road during the removal in the amount of \$135,000. The town shall be named as a beneficiary on the bond or surety.
4. The property owner shall grade and seed the property after removal and obtain a NH DES alteration and Terrain permit if needed. The owner shall cover site with the appropriate material for reclamation as determined by the town engineer. The July 5, 2000 Continental Paving Map Sheet 1 will be used as a reference.
5. The property owner shall not conduct a business, including, but not limited to, reselling the stockpiled gravel, rock, sand, and debris from subject property.
6. The property owner shall comply with all local and state requirements in conducting the removal of the stockpiled gravel, rock, sand, debris and reclamation of the property.
7. The property owner shall work cooperatively with the Town engineer and road agent and address any issues during the removal process. While the property owner does not intend to use a crusher, if a crusher is necessary, the property owner will notify the Town Engineer and Road Agent. Crusher operation, if any, shall be conducted Monday-Friday 7:00 a.m. to 5:00 p.m.
8. Site reclamation must be completed by the construction season two years after hauling begins or twelve months after hauling is completed, whichever comes first.
9. The property owner may utilize as many truckloads as possible during the hours of operation. The hours of operation shall be limited to Monday-Friday 7:00 a.m. to 5:00 p.m. and Saturday 8:00 a.m. to 12:00 p.m. Property owner will avoid hauling during the morning and afternoon time when school busses travel on Sanborn Hill Road. There will be no Sunday operations.
10. The bond shall be maintained until the town engineer signs off on the reclamation of the site and the condition of the road. The select board will be the authority to release the bond once the town engineer signs off. The select board will make sure all unpaid engineering fees are paid.

Home business/Home Occupation consultations:

Susan and Mike Chiarella: Kevin reads the board a letter given by Mike Chiarella. Ken asks the question as to why people are coming forward if they are not expanding. Kevin states there have been other discussions around how the people who serve on boards should come forward to see where they stand if they have a home business/home occupation. The board felt that Susan and Mike Chiarella have a home occupation and was noted as such.

Karen Cook: she addressed the board that she has a sugar house and sells some maple syrup. The board felt that it was agricultural and is a permitted use anyway. George McCusker says that agricultural use is permitted however once a service is provided it needs to be regulated. He asks where the cutoff is- 1 gallon of maple syrup vs. 50 gallons. The board also made the decision that Karen Cook has a home occupation and was noted as such.

Cynthia Hayes: she has chickens and has one customer every other week. She does have sheep. Board states she is a home occupation as well and was noted as such.

Sara O'Day- she states to the board that she sells stuff on eBay from her home---board states she is a home occupation and was notes as such.

Durqin and Cowell Consultation: B Manning and Malcolm Milne addressed the board regarding a proposed New Lumber Storage Shed. Please see attached for proposal. Board discussed and felt they needed to come back for an amended site plan review hearing. They will get all paper work in order and come in for a hearing next month.

2014 budget Request: There was some discussion around the circuit rider and time frame.

Motion was made by Mike Howard to accept proposed budget, Second by Bryan, all in favor and unanimously approved.

Review of December minutes: Darrin makes a motion to accept minutes as written, second by Peter, all in favor and unanimously approved.

Correspondence and Literature: There was some discussion around emails vs. letters. Janet states the board needs to be careful because when responding and emailing among board members it can easily become a quorum. It was discussed not to respond to any emails but to bring them to the meeting where they can be discussed.

Misc. Business: Mike suggests that he can give guidance as to what the state laws are regarding home business/home occupation and agricultural uses.

Meeting adjourned@ 10:15

Minutes submitted by,

Susan Abair