

MINUTES  
PLANNING BOARD MEETING  
April 4, 2018

PRESENT: Bert Hamill, Chairman, Paul Termin, Ned Nichols, Tim Jones, Liz Freeman, Deirdre Daly, Ed Dekker and Debbie Deaton

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

The Board reviewed the minutes of the February 21, 2018 meeting. Tim suggested the word barn be replaced with garage as stated on the Rybak/Somero lot line adjustment drawing. Bert accepted the minutes as amended.

Ned nominated Bert as chairman. The motion was seconded by Deirdre and passed unanimously. Bert accepted the position. Liz nominated Ed Dekker as Vice Chair. The motion was seconded by Ned and passed unanimously. Ed accepted the position. Paul nominated Tim Jones as alternate. Deirdre seconded the motion and passed unanimously. Bert introduced Lou Alvarez as a potential alternate. Lou introduced himself and gave a brief background history. Ned nominated Lou as an alternate. Paul seconded the motion and it passed unanimously. The alternates were instructed to be sworn in by the Town Clerk prior to the next meeting. Deirdre stated that she had been sworn in after she was elected to the Board.

7:20 Other Business:

Bert informed the Board he attended the Selectmen's meeting on Tuesday, April 3, 2018 to hear the Eversource presentation regarding replacing the 112 streetlights with LED bulbs and the upcoming replacement of 7 high tension towers with steel towers. A Site Plan Review by the Planning Board is not necessary.

Debbie reminded the Board of the upcoming Planning and Zoning Annual Conference on April 28, 2018 and asked if anyone was interested in attending. Bert and Lou will be attending. Debbie will send in the registration forms and payment.

Bert made a motion to have meetings start at 7:30 p.m. beginning on May 2, 2018. Deirdre seconded the motion and it passed by a vote of 6-1.

7:30 Rybak/Somero Lot Line Adjustment-Continuation of Public Hearing:

Bert read the Public Notice. Jed Paquin submitted revised plans for the Lot Line Adjustment pointing out Note 6 has been added stating "The garage located on Parcel 'A' encroaches on the right-of-way of Locke Road." Bert notified the Board that he received an email from Gary Kinyon stating that it IS possible to approve this lot line adjustment due to the fact that the garage is an existing "valid non-conforming use" but recommended adding the following to Note 6: "The minutes of the April 4, 2018 Planning Board meeting include an acknowledgement by the applicants that there is no action by the Town of New Ipswich which gives permission for the encroachment of the garage".

Liz made a motion to approve the Lot Line Adjustment conditioned on adding the required note to the plan. Deirdre seconded the motion and it passed unanimously.

8:00 Excavation Regulations:

The Board reviewed the latest revision of the Excavation Regulations and requested that Debbie get in touch with Mary Pinkham-Langer regarding the verbiage of “maintenance plan for vehicles” and it’s pertinence to the regulations. The Board will continue the discussion on April 18, 2018.

9:10 Homeowners Association Discussion:

The Board decided to move this discussion to April 18, 2018.

Paul made a motion to adjourn at 9:15. The motion was seconded by Deirdre and passed unanimously.

Respectfully submitted,  
Debbie Deaton  
Land Use Clerk