

PLANNING BOARD MEETING
SEPTEMBER 19, 2018

PRESENT: Bert Hamill, Chairman, David Lage, Paul Termin, Ned Nichols, Lou Alvarez, John Schaumloffel, Joanne Meshna

The meeting was called to order at 7:30 p.m. at the Town Office. John was appointed to fill the vacancy of Deirdre and Lou was appointed to fill Liz's vacancy.

Bert accepted the August 1, 2018 and August 15, 2018 minutes as written. The September 5, 2018 minutes were amended as follows: under Ed Rogers, add to the last paragraph "Bert will sign the mylar for the Board." Bert accepted the September 5 minutes as amended.

The October 3 meeting will begin winter hours and start at 7.00 p.m.

Bert reminded members of the Law Lecture series. Joanne will sign John up for the September 26 lecture.

Bert informed the Board a neighbor had reported stumps being brought into the Kouropoulos pit on Hubbard Pond Road and being buried. That is a permitted use; however, the amendment to the Excavation Regulations will not permit the burying of stumps.

A bridge has been built across the Souhegan River in Bank Village. No permits were requested from the Town. David referred to the Zoning Ordinance and questioned if an application should have been filed. Bert will visit the site.

7:40 p.m. USA Properties, LLC – Continuation of public hearing: The hearing was continued from June 6, 2018. Mr. Simpson requested a continuation to February 6, 2019 at 7:10 p.m. Ned made a motion to continue the hearing. Paul seconded the motion and it passed unanimously. David provided a brief update of where the ZBA was with USA Properties' application.

7:45 p.m. Benjamin and Chelsea Hatcher – Continuation of public hearing: The hearing was continued from August 15, 2018. Lou recused himself from the hearing. Bert noted at that hearing the application was not accepted as there were some issues to be addressed.

Mr. Sam Ingram submitted a new application and checklist, and a waiver request for #18 of the checklist, the wetlands to be delineated on the entire parcel. The plans have been stamped by Mr. Spencer Tate, a wetlands scientist. Test pit data was submitted. David made a motion to accept the application as complete. Paul seconded the motion and it passed unanimously.

The Board reviewed the application for compliance. A slopes map was presented to the Board and reviewed. There were no abutter comments. Mrs. Hatcher explained they were submitting a merger request of lots 15B/1 and 15B-4-1 to be approved at the time of the signing of the mylar by the Board.

Paul made a motion to conditionally approve the 2 lot subdivision application with the following conditions: payment of fees, submission of the mylar, submission of the slopes map, and approval of the merger when the mylar is signed by the Board. Ned seconded the motion and it passed unanimously.

8:15 p.m. – Gary Litchfield – Jacqueline Drive and Green Farm Road: John recused himself from the discussion. Bert referred to a June 27, 2018 letter sent to Mr. Litchfield outlining items to be completed before the roads could be deemed completed and considered for acceptance. Mr. Litchfield asked to meet with the Board regarding the paving of the driveway aprons. He noted there were 6 of the 25 houses that did not have aprons. He requested a waiver of the requirement noting the difficulty and expense of adding the aprons at this point, and occupancy permits were approved for the houses without the aprons.

The Board noted the runoff of gravel onto the roads was problematic. Members discussed who was responsible for the aprons. Mr. Litchfield expressed his concern that the Selectmen might not accept the roads without the aprons. At the conclusion of the discussion, Mr. Litchfield stated he would pave the driveway aprons for the 6 houses. There was uncertainty if there were 6 or 8 houses to be done and Mr. Litchfield stated he would look at that again.

At 8:40 p.m. Paul made a motion to adjourn the meeting. Ned seconded the motion and it passed unanimously.

Respectfully submitted,
Joanne Meshna