

MINUTES
PLANNING BOARD
November 4, 2020
Via Zoom

Present: John Schaumloffel (Chair), Deirdre Daley (Vice Chair), Liz Freeman, Lou Alvarez, Nate Sikkila, Susan Mallett, Craig Smeeth and Debbie Deaton.

John read the "Right to Know Law Meeting Checklist" and took roll call attendance.

Minutes from October 21, 2020:

Liz asked to clarify the paragraph near the bottom of the second page regarding Boynton Hill Road maintenance. Strike "the clearing" and add "snow removal and maintenance". Susan made a motion to approve the minutes as amended. Lou A seconded the motion and the roll call vote was unanimous.

Selectmen/Chair/Land Use Report:

Debbie informed the Board there will be a public hearing for a 2 lot subdivision on Greenville Road on November 18th.

John told the Board budget season is upon us. The Board needs to submit their budget by the 17th for a hearing on the 24th. He has asked Scott to find out if the Selectmen have any priority areas they'd like the Board to look at. John also asked Scott if the Selectmen would approve additional funds in the budget to accommodate social distancing and safe practices if in-person meetings become necessary. He also said the Selectmen don't seem to be interested in precautions for pandemic precautions. John told the Board he also asked if the Selectmen would give the backing for the free service of road repair priorities and backing for the GIS mapping plan. He has not heard back in writing but listening to the Selectmen's meeting, it seems they are not interested in either. John circulated his letter regarding GIS mapping to all other Boards (attached).

John congratulated Susan on her new position of Land Use Clerk.

7:45 Continuation of Public Hearing-Stevens, 6 Lot Subdivision, Map 10/3, Boynton Hill Road:

Chris Guida (Fieldstone Land Consultants), Eric and Marcella Stevens attended via Zoom. Debbie said the Board had approved the application for completeness and are now in the compliance phase. John read a letter from Kent Brown regarding the state of Boynton Hill Road and his opinion on the ability of handling additional traffic (attached). John told the Board he had driven up to Boynton Hill Road and said it looks to be in great condition. He also talked to Peter Goewey regarding tree removal for maintenance and snow removal in the future. Peter had said his main concern is some tree removal in the narrow part of the road.

Deirdre stated we haven't discussed the road being upgraded. We have to consider that road is very narrow due to the creep of trees. There has to be some give regarding the tree removal and not have the brunt be borne by the Town. Liz agreed.

Chris Guida stated he didn't have that specific email from Kent and asked Debbie to forward it to him. He stated the Stevens' would remove some trees appropriately to accommodate the widening of the road. He also stated he added a drainage easement on the plan which would be subject to approval by the Town. Kent and Peter are fine with the proposed driveway locations. Liz said the tree removal would be proportional to the new development and doesn't think it would be appropriate to require the applicant to remove all of the trees.

Debbie asked if trees would be removed for the utility poles because that may alleviate some of the burden from the Town's perspective. Chris responded there would be. Marcella stated Eversource will

be bringing power to the first lot only. John said there is a reasonable expectation that the Town would have to pay to widen the road. Chris said the Stevens' are willing to remove the trees that would be needed for safety concerns and that the trees removed for the utility poles may very well solve this situation. Chris read another email from Kent Brown (attached).

Chris also stated the drainage easement is in the approximate location Peter had suggested.

Chris stated he would be happy to meet with Peter again to get an exact location for the drainage and which trees he feels need to be removed. Once that is done, Chris will locate the drainage easement on the plan.

Lou A asked if the Right of Way ends where the heavy line is on the plan. Chris stated it does.

Ed Rogers said the road has a 4 Rod layout that was done in 1752 and the stone walls were erected around 1810. The Town can do work on the road up to the heavy line delineated on the plan.

John stated he would like to wait for Peter to meet with Chris to mark trees for removal.

Liz made a motion to continue the Public Hearing to November 18th at 8:15. Deirdre seconded the motion and it passed unanimously.

Craig brought up a paragraph from "Hard Road to Travel" regarding the removal of stone walls. Ed said that only pertains to walls that are boundary lines. In this case, they are not.

8:30-Public Hearing, Seppala, Map 5B/10-Lot Line Adjustment:

Ed Rogers shared his screen showing the plan for the lot line adjustment which would give the "back lot" 58.23 feet of frontage making it buildable. He stated they are requesting several waivers due to the fact they are not creating a new lot (datum benchmarks, topography, dimensional controls). Ed stated a DES approved septic design is done along with test pits. He has not located all utilities. Liz made a motion to approve the waivers and accept the application as complete with the approved Septic Design. Deirdre seconded the motion. A roll call vote was not taken because the discussion continued.

Ed stated he has not finished the septic design for the front lot because they are not planning on building on that lot in the near future. John feels this is more of a minor subdivision than a lot line adjustment and Liz agrees.

John asked about underground utilities. Jared stated he was planning on one pole and go underground from there. John said he would like to see the utilities on the plan, the DES approved Septic Design for both lots and the wetlands delineation.

John made a motion to continue the public hearing to December 2, 2020 at 7:30 pm. The Board will start the meeting at 7:00. Susan seconded the motion and it passed unanimously.

Other Business/Reminders:

The Board will start the meeting on November 18th at 7pm. At 7:15, the Board will finalize the Driveway Regulations and schedule a Public Hearing for official adoption. The Board will also need to change the Subdivision Regulations to refer to the Driveway Regulations.

At 9:15, Liz made a motion to adjourn. John seconded the motion and it passed unanimously.

Respectfully submitted,

Debbie Deaton
Land Use Administrator

Town of New Ipswich Right-to-Know Law Meeting Checklist

As Chair of the New Ipswich Planning Board, due to the COVID-19/Coronavirus crisis and in accordance with Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04, this Board is authorized to meet electronically.

Please note that there is no physical location to observe and listen contemporaneously to the meeting, which was authorized pursuant to the Governor's Emergency Order. However, in accordance with the Emergency Order, this is to confirm that we are:

- a) Providing public access to the meeting by telephone, with additional access possibilities by video or other electronic means;*

We are utilizing the Zoom platform for this electronic meeting. All members of the Board have the ability to communicate contemporaneously during this meeting through the Zoom platform, and the public has access to contemporaneously listen and, if necessary, participate in this meeting through dialing the following phone # **1 646 558 8656** and Meeting ID **872 8129 7358** or by clicking on the following website address: <https://us02web.zoom.us/j/81169552882>

- b) Providing public notice of the necessary information for accessing the meeting;*

We previously gave notice to the public of how to access the meeting using Zoom, and instructions are provided on the Town of New Ipswich website at www.townofnewipswich.org

- c) Providing a mechanism for the public to alert the public body during the meeting if there are problems with access;*

If anybody has a problem, please call 617-510-3551 or email at: landuse@townofnewipswich.org.

Please be aware that for the purposes of transcription this meeting is being recorded (both video and audio via Zoom, and audio via a digital voice recorder).

For the benefit of phone only users, and RSA compliance, we will attempt to disable the Chat function in Zoom. Regardless, please do not use the Chat function in Zoom during the meeting.

In Zoom, if one wants to make a statement, they can raise their hand (electronically). The Vice Chair will now demonstrate how to raise their hand.

- d) Adjourning the meeting if the public is unable to access the meeting.*

In the event the **general** public is unable to access the meeting, we will adjourn the meeting and have it rescheduled at that time.

Please note that all votes that are taken during this meeting shall be done by Roll Call vote. Let's start the meeting by taking a Roll Call attendance. When each member states their presence, also please state whether there is anyone in the room with you during this meeting, which is required under the Right-to-Know law.

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LandUse

From: John Schaumloffel
Sent: Wednesday, October 28, 2020 6:39 PM
To: John Schaumloffel
Subject: Planning Board Position on a Proposed GIS Mapping Project

Dear Colleagues;

At their 10/21/20 meeting, the Planning Board voted unanimously to request that the Town of New Ipswich participate in the development, acquisition, and maintenance of an accurate system of GIS enabled and supported maps of all properties in the town.

We have communicated this to the Selectmen and Town Administrator and wanted others who serve the town to be aware of the position of the Planning Board.

Yours in service to the residents of New Ipswich,
John Schaumloffel, Chairperson
Town of New Ipswich Planning Board



LandUse

From: Kent Brown <kent@brownengineeringllc.com>
Sent: Tuesday, October 27, 2020 4:02 PM
To: LandUse
Cc: HighwayDept
Subject: RE: Boynton Hill

Deb,

Boynton Hill Road connects Route 124 in New Ipswich to Hill Road in Temple. The section of the road that the subdivisions are on is class 5 gravel with a minimum width of 14'-16'. The road is used by the residents along the road and as a through road between Temple and New Ipswich. Large trees in and along the right of way as well as steep slopes are limiting factors to maintenance, widening the road, and improving the drainage. There are 5 lots proposed on the Salo subdivision and 6 lots on the Stevens subdivision.

The traffic impact on Boynton Hill Road of both proposed subdivisions is 10 trips per day per household. That would be 110 trips per day total. I do not have existing traffic volumes for the road prior to the subdivisions so I cannot state what the net increase would be.

Typically the proposed subdivisions would not create a significant impact for a class 5 road. However, Peter and I have a concern over access to the slopes and trees along the Right of Way for ongoing maintenance. The applicant for the Salo subdivision was asked to provide a maintenance easement which his Surveyor has shown on the subdivision plan. The applicant on the Stevens subdivision was asked to cut down the trees along the right of way and provide drainage breakouts. Apparently there is a problem financially with cutting the trees. I recommended that at a minimum the applicant provide access to the town in the future to cut down the trees and remove the debris. I have not seen any revised plans showing the drainage breakouts or wording regarding tree cutting.

Let me know if you need anything else.

Kent

From: LandUse <LandUse@townofnewipswich.org>
Sent: Tuesday, October 27, 2020 8:01 AM
To: Kent Brown <kent@brownengineeringllc.com>
Subject: Boynton Hill

Just checking to see if your email works and if you've talked to Peter about the added traffic on Boynton Hill Road.

Debbie Deaton
Land Use Administrator
Town of New Ipswich
603-878-2772 ext 414

From: [Kent Brown](#)
To: ["Christopher A. Guida"; LandUse](#)
Cc: [HighwayDept; "Marcella Stevens"](#)
Subject: RE: Stevens Subdivision
Date: Monday, October 19, 2020 2:33:30 PM

Chris,

Peter and I were hoping that as your client built the driveways and houses they would be willing to assist the town in clearing those trees within the Right of Way on that side of the road. The trees make it difficult to maintain the shoulders, ditch lines, and remove snow along the road. Whatever your client could do would be appreciated and be a help to everyone using the road. However, I would recommend that the Planning Board make it a condition of approval that the town has a right to cut down those trees and have limited access to your clients property in order to cut and clean up debris caused by the tree cutting process.

Let me know if you have any questions.

Thanks

Kent

From: Christopher A. Guida <caguida@fieldstonelandconsultants.com>
Sent: Saturday, September 26, 2020 12:52 PM
To: 'Kent Brown' <kent@brownengineeringllc.com>; 'LandUse' <LandUse@townofnewipswich.org>
Cc: 'HighwayDept' <HighwayDept@townofnewipswich.org>; 'Marcella Stevens' <marcellakk@hotmail.com>
Subject: RE: Stevens Subdivision

Hi Kent and Peter,

Thank you for meeting me on the site walk the other day on Boynton Hill Rd. After we parted I walked down the road took a closer look at the amount of trees along the side of Boynton Hill Road and just wanted to clarify that my understanding was that they would cut the trees in the ROW that may affect the safe sight distance to their driveway and not all the trees along the ROW, correct?.

There are many very large oak trees that would require significant additional cost for large tree removal which would also require specialized equipment and additional issues due to traffic control / safety / need to work in the roadway that would be beyond the ability of an average homeowner and that would not be reasonable or fair to ask of a landowner to build a single home as they are only planning a single house on lot 6 as their personal home and the remaining 5 lots are planned to be held in current use for the next 20 + years for their young children all around 5-9 years old. Any additional traffic on the town road would just be from a single family residence and would not be any different from other recently built homes along the Boynton Hill Road.

I'm sure that the Stevens would not mind the trees being cut, but given that the trees are within the town ROW it doesn't seem to be their responsibility to incur that additional cost since The cost for Eversource Power extending the lines along the road to the home site would be in