

MINUTES
PLANNING BOARD
October 5, 2022
In-person/Zoom

Present: Deirdre Daley (Chair) -in person, Josh Muhonen (Vice Chair) - in person, Shawn Talbot (Ex-Officio)- in person, Craig Smeeth- in person, Ray Somero-in person, Lou Guarino- in person, Jennifer Minckler-in person.

Citizens in attendance: Dan Tatum, Bryan Ruoff, Scott Bourcier, James Donison via zoom, Bert Hamill- in person.

Roll Call vote taken by Chair Deirdre.

6:00: Interview for Engineer

Selectmen/Chair/Land Use Report: -Selectman Talbot had nothing to report. Land Uses Clerk reminded the Planning Board of the 81st Annual Conference being held in Manchester on November 16-17, 2022. Chair Deirdre mentioned that Hard Road to Travel for tomorrow is being recorded. Gravel Pit tour is Saturday and those attending are to meet at town office at 9:00am. Planning Board Clerk will send email reminder. Lou Guarino will not be attending. Chair Deirdre mentioned the NHMA conference which is on October 15, 2022. Chair Deirdre advised that after the last meeting, Chair Deirdre and Selectman Talbot spoke about Mr. Salo regarding the potential amendment from underground utilities to above ground poles. The plans clearly state underground utilities. The subdivision was approved for only one pole on the street and remaining infrastructure underground. Selectman Talbot has spoken with Mr. Salo about the urgency of the amendment but no one has heard from Mr. Salo as of this meeting. Dee suggested to make a motion to place a hold for certificate of occupancy. The Planning Board discussed this. A motion was made by Lou Guarino to place a hold on lot 10/1A-3. Motion seconded by Craig. Roll Call vote. Motion carries. Chair Deirdre is to reach out to Eversource regarding the requirement of underground utilities.

Minutes of September 21 2022: Minimal changes were made. Motion to accept the minutes as amended made by Josh. Motion seconded by Craig. Roll Call vote. All were in favor. Motion Carries.

Old/New Business: Discussion of underground utilities and inspections were discussed among the Board.

Chair Deirdre stated she had a detailed update on Kennybeck and asked the Board how to address this. The Board agreed to go over the list which is:

- Deirdre advised that after the last meeting the guardrail and vegetation were outstanding. Kent Brown recommend that Bert Hamill review it and Mr. Krook agreed. There was a question as to if so much guardrail was needed and if there is a need to have it on both sides of the street. Lou Guarino stated it was in the drawings. Deirdre stated the road profiles changed and as the result of the change, Mr. Krook questioned if we still need the guardrails. Kent felt the regulations of where guardrails are required was clean enough that either he or Bert could review. Bert did it according to the standards documented in the plans and found they were only needed on one side.
- There is a Kennybeck Court private road agreement and HOA agreement that speak of the maintenance. Neither Chair Deirdre nor NHMA Stephen Buckley would advise what takes precedence.
- Bert Hamill and Andy Krook met for discussion of the guardrail/s. Bert recommended one side of Cravens have a guardrail with a break at the dry hydrant.
- Bert contacted Chair Deirdre to advise Andy Krook wanted him to mark the area where the guardrail goes and Chair Deirdre authorized him to do so. The markers were done Monday night.
- Bert said the guardrails are outside the right of way (ROW) itself. The HOA needs to give an easement to Cravens so that eventually the Town can maintain Cravens off of the road itself. Bert states that this should also be added to the as-built.
- Bert realized there is a 10.4% grade on Kennybeck Court when the maximum is 10%. Bert wants to know if the Planning Board will waive.

- Mr. Krook has re-seeded and will work on guardrail but requests a partial return of the security. Mr. Krook is looking for release of the bond in the amount of \$292,123.82 less Guardrail \$28,560.00 and Turf \$10,141.92.
- Deed for the common land (map 10 Lot 24-A) of the subdivision states that Builders Land Co, LLC owns the common land and must be transferred to the HOA and Chair Deidre is not sure that Mr. Krook should not be on the property card and a question on that is out to the Board of Assessors.
- Mr. Krook has indicated the home owners were notified last year as part of real estate transaction that they would have obligations for plowing and has not further discussed with them/ has no intention to have additional dialog with new homeowners or HOA. Two lots are still owned by Mr. Krook.
- Chair Deidre, on Monday night informed Mr. Krook that it is not clear to the Planning Board when the builders obligation to the homeowners regarding maintenance is complete and when a road dedication can be made. Legal is pending.
- There is a legal question pending about who can recommend and petition for the road to be accepted.
- Bert advised after his interview, that the regulations state steel guardrails are required. There was discussion over wood or steel guardrails, since wood was noted on the plan. Bert needs to submit his report to the Planning Board as a whole.

7:30: Interview for Engineer

8:00: Interview for Engineer

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Chair Deirdre asked Craig to complete a spreadsheet of all potential engineers. Craig will provide a draft and have other members add to the list. There was discussion of cost, service and the Planning Boards requirements as well as how to determine hiring. It was decided to review the hiring of the Engineer at the next meeting. Lou verified that as per Bert states we are not technically hiring a Town Engineer. Chair Deirdre confirmed that the letter that went out to the potential Engineers stated what the Planning Board is actually looking for not what they may believe the need is.

Chair Deirdre asked if the Planning Board wanted to motion to a waiver on Kennybeck to the 10.4 grade. Lou Guarino stated that 10.4 actually means 10. Chair Deirdre asked if there is any objection for the Planning Board to consider the whole 10% on as-built for Kennybeck. There was no objection.

Chair Deirdre asked if the Planning Board wants to have a meeting with the Planning Board Attorney regarding Kennybeck /Craven. The Planning Board was in agreement. Lou questioned Valley Road and Jacqueline Way acceptance. Both were HOA proposed. Selectman Talbot confirmed that the Select Board did not accept Valley Road and Jacqueline Way so it went to a petition warrant and was subsequently approved by the town. Selectman Talbot did confirm that the Select Board has the ability to accept a road.

Motion to adjourn by Josh. Seconded by Craig. Motion carries.

Meeting Adjourn at 9:24

Respectfully submitted,
Jennifer Minckler
Land Use Administrator