

MINUTES
PLANNING BOARD MEETING
July 19, 2017

PRESENT: Bert Hamill, Chairman, Liz Freeman, Dierdre Daly, Paul Termin, David Lage, Ned Nichols, Debbie Deaton

The meeting was called to order at 7:30 p.m. at the Town Office.

Bert appointed Dierdre to serve in Tim Jones' absence.

The Board noted that USA Properties asked to reschedule their discussion to the August 2, 2017 meeting. Paul made a motion to reschedule the discussion to August 2, 2017 at 7:40, Ned seconded the motion and it passed unanimously.

The Board reviewed the minutes of the June 21, 2017 meeting and the following changes were made: page 1, first paragraph of USA Properties, Inc., second sentence should read "Mr. Simpson stated..."; page 2, first paragraph should read "New Ipswich Zoning Ordinance..."; third paragraph should read "The motion was seconded by Ned..."; add ninth paragraph "David mentioned that it would be up to the Board of Selectmen whether or not to decide to call in the bond if they agree with the Planning Board." Bert accepted the minutes as amended.

Ken Lehtonen subdivision, Smithville Road: The public hearing to re-open the conditions of the 3 lot subdivision at 83 Smithville road, Map 8/47, of Mr. Lehtonen was called to order at 7:40. Mr. Lehtonen stated he went through the approval process and was granted conditional approval, one of the conditions being installation of a stand pipe. He informed the Board that he tried for 3 months to reach an agreement with the property owner where the installation of the stand pipe was to occur to no avail. Mr. Lehtonen requested that the Board remove the stand pipe condition from his approval.

Ned mentioned that because the Board waived the condition for a subdivision on Boynton Hill Road, the condition should be removed in this case. Mr. Lehtonen informed the Board that the existing stand pipe is located 2800 feet from the lots, however, there is a stream nearby. The Fire Chief recommends a distance of 2000 feet for optimum coverage. Liz made a motion to waive the condition. The motion was seconded by Paul and passed unanimously. Mr. Lehtonen will speak with the Fire Chief regarding future ideas of the requirements of stand pipes.

The Board would like to have the Fire Chief at a future meeting to discuss a plan for dry hydrants. Dierdre will contact the Fire Chief.

Green Farm Road and Jacqueline Drive: All attendees were asked to sign in. Bert addressed the attendees informing them that Mr. Litchfield does have a contract with R & D Paving and they will start filling pot holes during the first week of August and within two weeks will start paving, weather permitting.

David confirmed with Bert that R & D Paving is aware they need to notify the Town when they start paving.

Brad Brock, 40 Jacqueline Drive, inquired if anyone from the Town will be present as the work is being done. Bert replied that the DPW Director will be on site to make sure everything is going correctly.

Joshua Smith, 56 Jacqueline Drive, a civil engineer was very concerned regarding the patching of the road. He stated because this has gone on so long and the road is in such disrepair, this needs to be done properly; compaction needs to be at 95%, catch basins need to be cleaned and pipes may need to be flushed. Bert agreed.

Lisa Paterson, 44 Jacqueline Drive, inquired if there is an expiration date on the R & D Paving contract and if the paving is not done by a certain date, will the Board consider pulling the bond? Bert replied things seem to be moving in the right direction so he would rather not upset the applecart at this point. A lot of times, pulling a bond is a nightmare. It could possibly postpone the project for 3 to 4 years or the town may not see the money at all.

Samantha Lockard, 141 Green Farm Road, wanted to know what will happen as far as the damage to properties from people avoiding the potholes. David stated that Mr. Litchfield cannot be held liable.

Arletta Bellville, 52 Jacqueline Drive, asked why the Town would get a bond if they think it is possible they wouldn't get the money. Bert explained the process of calling in a bond and reasons to have one. He also explained that if a bond gets called in, the contractor may have trouble securing financing again so essentially it "guarantees" the work will get done.

Jeff McCabe, 51 Jacqueline Drive, inquired that providing the paving is completed by the end of the summer, when would the earliest that the road would be accepted by the Town. David stated that the Homeowner's Association would have to follow the RSA's to petition the Selectmen for dedication and acceptance or submit a warrant article.

Liz commented that the Planning Board cannot deny the subdivision based on the road not being built as long as there is a bond in place.

Brad Brock asked what the Board's position is if the project does not end up getting done again. David informed the attendants that a recommendation must be made from the Planning Board to the Selectmen to call the bond.

Bob McArthur, 45 Jacqueline Road, asked if there was anything the homeowners could do to ensure that the paving will be done this time. Ned suggested that the homeowners activate their association because the homeowners will be responsible for the maintenance, plowing etc. until the road is adopted by the Town once Mr. Litchfield's responsibilities have ended. When the paving is finished, the Board will do a site visit and Mr. Litchfield will come before the Board to have the bond released, at which point, he will no longer be responsible for the road.

Deb Corrado, 101 Green Farm Road, asked how long it will take to have the road approved by the Town. David explained that the road has to weather a winter before the Board will consider accepting the road. There are two ways to have a road approved; one is dedication and acceptance by the Board of Selectmen, the other is to put forth a warrant article.

John Kutyla, 127 Green Farm Road, inquired how the other half of Green Farm Road had been approved. David answered by dedication and acceptance.

The Town engineer goes out to look at the road and the bond is held until the Town is satisfied with the paving. Bert will draft a letter to Mr. Litchfield requesting a third-party inspector and coordination with Peter Gowey.

Bert mentioned the letter from Mr. Schaumlöffel regarding the Jacqueline Drive and Green Farm Road paving. The Board asked Debbie to send him a copy of the meeting minutes.

Bert stated DES has a presentation regarding non-point source pollution which is part of the drainage conversation that the Board needs to spend more time discussing. Liz has the information and will contact DES to see which dates they are available to talk to the Board.

Bert asked Dierdre to do some research with the Fire Chief regarding dry hydrants for subdivisions. Paul stated the Board should modify the current regulations. Liz and Dierdre suggested the Fire Chief attend a meeting. Dierdre will speak to the Fire Chief inviting her to a September meeting.

Dierdre brought up the fact that no one seems to know about Homeowners Associations when they purchase a home in a subdivision. She suggested that there be some verbiage on the plans which will carry over to the deed and she will gather information and bring it to the meeting on August 16, 2017.

At 8:45 p.m., Paul made a motion to adjourn the meeting. The motion was seconded by Ned and passed unanimously.

Respectfully submitted,

Debbie Deaton, Land Use Clerk