

MINUTES
PLANNING BOARD MEETING
October 18, 2017

PRESENT: Bert Hamill, Chairman, David Lage, Ned Nichols, Tim Jones, Liz Freeman, Deirdre Daly, Debbie Deaton

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

Bert appointed Deirdre to fill the vacancy of Ed Dekker and Debbie was appointed to fill the vacancy of Paul Termin.

The Board reviewed the minutes of the October 4, 2017 meeting. Bert accepted the minutes as written.

Other Business: Debbie was appointed as an alternate member of the Board for a 3 year period or until she leaves her current position whichever comes first.

Green Farm Road/Jacqueline Drive: Bert tried to call Mr. Litchfield regarding Jacqueline/Green Farm paving and had to leave a voice mail message. As of this meeting, Mr. Litchfield has not returned the call. Bert wanted to express his concern that the curb has not been backed up yet.

ZBA-Edwards Decision Letter: The Board asked Debbie to send the ZBA minutes to the Board by email and a letter to the applicant (Joseph & Winifred Edwards, 3 Peterson Road, Lot 16A/19) stating that a site plan review is required (traffic, lighting, signage, parking, hazardous waste, groundwater issues, public safety, etc.) because the use is changing from residential to a business. Bert requested that any decision made by any board, should be distributed to all boards.

GIS: Planning Board and all other departments (Fire, Police, Highway, Conservation, Zoning, Cemetery, etc.) should have input regarding data, should this mapping plan move forward. Bert believes all departments could benefit by the GIS mapping.

7:15-Conceptual Discussion for Paul Somero, Map 7/58 & 7/52: Bert reminded the parties this is a conceptual discussion and non-binding on either party. Jed Paquin, land surveyor for Paul Somero, spoke on Mr. Somero's behalf. Jed mentioned that a portion of Locke Road was discontinued in 2001 which he would like to recommission as a private road. Mr. Somero proposed a lot line adjustment to include an existing garage on lot 7/52 which is currently on 7/58. Including the garage to lot 7/58 would reduce the amount of sufficient frontage for lot 7/58 without recommissioning the road.

David suggested it could be possible to use the road as a shared driveway. Bert mentioned that they could request a variance from the ZBA to reduce the frontage required for both lots.

Jed asked for clarification regarding back lots and potential future subdivision of said lot. Liz mentioned that a back lot only requires 50 feet of frontage and must have a front lot. Bert said that you can reconfigure the lot lines as long as doing so would still meet all of the zoning requirements.

David stated if a subdivision application was submitted, the right of way that is given to the back lot will become the roadway for the subdivision and the back lot will no longer be considered a back lot and must meet zoning regulations for a building lot.

Ned asked what the next step would be. Bert replied that Mr. Somero would either submit a lot line adjustment application or a subdivision application, whichever suits his needs best.

Chief Lund: Bert stated that the subdivision regulation that requests a letter from the Fire Chief needs to be amended. Chief Lund agreed. She stated the Life Safety regulations supersede any decision made by any Board. She also mentioned the New Ipswich Subdivision Regulations do not define "subdivision" and a letter is required for ALL subdivisions. Looking at other towns, they define a major and minor subdivision.

Ned suggested new subdivisions that require a new Class V road should require a letter from the Fire Chief stating there is an adequate water supply for fire protection. Chief Lund agreed. After much discussion, it was decided that the regulations should state "in the case of subdivisions that create lots with frontage on a new Class V road or a road built to Class V standards, a letter is needed from the Fire Chief that there is adequate water supply." Liz will draw up a formal submission for this amendment.

Ned questioned if there was a way to enforce a plan if the builder volunteered to put in a sprinkler system but was never installed. David replied they should not get an occupancy permit if the sprinkler system was on the plan. He also stated if any decision is made by the Board, it should be sent to all Boards including the Building Inspector (due to the fact that if he doesn't know a sprinkler system was a requirement, he could give an occupancy permit unknowingly). Chief Lund said it needs to be on the plans to be enforceable.

Chief Lund asked for a letter asking her to reconsider her decision for a dry hydrant on Smithville Road. Bert asked Debbie to draft the letter.

At 8:30 p.m., Deirdre made a motion to adjourn the meeting. The motion was seconded by Ned and passed unanimously.

Respectfully submitted,

Debbie Deaton, Land Use Clerk