

MINUTES  
PLANNING BOARD MEETING  
November 1, 2017

PRESENT: Bert Hamill, Chairman, David Lage, Ned Nichols, Paul Termin, 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.

The Board reviewed the minutes of the October 18, 2017 meeting. In the paragraph ZBA-Edwards Decision Letter, "send the ZBA minutes to the **Board**"... In the conceptual discussion paragraph, "existing garage on lot 7/52 **which** is currently on 7/58". Bert accepted the minutes as amended.

Subdivision Regulation Amendment: Two options were submitted:

**Option 1:**

Amend Section VIII Final Plat Submission –Application of the New Ipswich Subdivision Regulations by adding the words in bold to paragraph 8:01 sub-paragraph B.7 to read as follows:

**B.7. In the case of a subdivision that will create lots with frontage on a new Class V Street, or on a new Street built to Class V standards,** a letter from the Fire Chief **stating** that there is adequate access and water supply (such as cisterns, fire ponds, other local water sources) for fire protection.

**Option 2:**

B.7 A letter from the Fire Chief that there is adequate access and water supply (such as cisterns, fire ponds, other local water sources) for fire protection.

**Lots being subdivided for single family homes which will have at least 200 feet of frontage on any existing class V highway owned and maintained by the Town or the State as of December 2017 are exempt from this provision.**

**This provision applies to any subdivision that proposes any new road(s) for residential housing**

The wording was discussed at length. Liz will rewrite the amendment to include the verbiage that was agreed on.

The Board agreed to have a discussion regarding the possibility of making an amendment to Appendix B of the Subdivision Regulations B:04, Driveways. The discussion will be held at the November 15, 2017 meeting.

Private Road Document: Deirdre and Debbie submitted a one page "guide" regarding private roads and the process by which they can be adopted by the Town. David stated it needs to have a disclaimer added at the bottom. Some verbiage will be changed and the revised version will be submitted at the November 15, 2017 meeting.

Subscription to E-Alerts: Debbie informed the Board they can subscribe to E-Alerts on the Town website. Subscribers are able to choose the items that are of interest to them such as agendas for boards, minutes for boards, urgent messages from police, town alerts, etc.

Other Business: Debbie presented the letter to the Fire Chief requesting her reconsideration of the dry hydrant for Ken Lehtonen (Subdivision Map 8/47, 83 Smithville Road) and the Chief's letter stating Mr. Lehtonen will no longer be required to install a dry hydrant for said property.

Debbie also presented a letter from Bert to Mr. & Mrs. Edwards requiring a site plan review at 3 Peterson Road, Map 16A/19 for the general auto repair and welding fabrication shop.

At 8:40 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