

MINUTES  
PLANNING BOARD MEETING  
October 5, 2016

PRESENT: Liz Freeman, David Lage, Ned Nichols, Deirdre Daley, Louise DelPapa

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

Liz volunteered to be the Chairman for the meeting. Ned was asked but declined. Louise was appointed to fill in for Tim and Deirdre was appointed to fill in for Paul.

The Board reviewed the minutes of the September 21, 2016 meeting and the following changes were made beginning at the USA Properties Section: The first paragraph, second sentence should read; "Mr. Holden addressed the wells in the subdivision and their close proximity by **submitting a report done by another firm for the Craven Development.**" The first paragraph, after the fourth sentence, insert; "**The Board agreed to ask Kent Brown to review the report and offer his opinion whether the applicant needs a new Hydrogeologic Evaluation for this project.**"

The second page, first paragraph, fifth sentence, omit; **approve the project.** The second paragraph, first sentence: change make to **making.** The second sentence; insert the word **also** after the word will and omit the word also at the end of the sentence, the third sentence; insert the word **the** after the word with. The second page, third paragraph, the second and third sentences; change USA Properties to **Mr. Holden.** The second page, third paragraph, after the third sentence, insert; "**Mr. Simpson confirmed the recording was not done because the former developer prevailed in court that the taking of the property by Mr. Holden as a mortgage for non-payment of engineering services was not legal.**" The second page, third paragraph, fourth sentence, insert; **Class VI portion of the** after the word maintain. The second page, third paragraph, the fifth sentence, the sentence should read; "**The road is not graded and the snow is plowed up to the end for convenience where the truck can turn around.**"

The third paragraph, after the ninth sentence, insert; "**Dave pointed out that since Brown Engineering is the town's engineer, that firm should perform the evaluation of Stowell Road on the Town's behalf at the applicant's expense, and not require a third engineer to be involved.**" The third page, first paragraph, first sentence should read; "**Liz requested that Mr. Holden provide a map to show common land, open space and private land and Mr. Holden said it would be too difficult to do and Kent Brown can review the calculations.**" The first paragraph, second sentence, change Liz to **the Board.** The second page, second paragraph, the first line should read; "**Mr. Holden will wait to see if Kent Brown's reviews require any changes before he submits the Alteration of Terrain Permit.**"

Liz did not feel comfortable approving the minutes due to the confusion on the off-site improvement evaluation. Louise stated the Board gave Mr. Simpson the option to pick from a list of Engineering firms provided by the Board. Mr. Simpson stated he would get back to the

Board after he determined which engineering firm he wanted to use for the off-site improvements on Stowell Road. Ned agreed with Louise. Dave and Liz disagreed stating it was determined that Kent Brown would conduct the evaluation of Stowell Road. The Board decided to postpone approving the minutes and wait for the full Board to review the minutes. Louise will email the revised minutes to the Board for their review for discussion at the next Planning Board meeting on October 19, 2016. Ned disagreed and wanted the Board to review the minutes that have not been revised. Louise stated she would listen to the tape recording of the meeting for clarification.

Dave arrived at 7:15.

**7:15: Conservation Commission: Lisa Oden, Karen Miller, Dave McTigue**  
**Ground Water Protection Ordinance and Stream Buffer Ordinance**

Lisa Oden discussed the Stream Buffer Ordinance revisions and distributed a fact sheet of the proposed changes. One of the changes was to have the Building Inspector ensure proper setbacks. The Board discussed the water bodies in New Ipswich, the cutting of trees and shrubs, the application of pesticides, herbicides, fertilizers and the grazing of livestock in the buffer area of streams, second-order streams and higher. The State ordinance is for fourth-order streams and Ned stated the proposed ordinance is more restrictive than the State's and should not be greater than the State regulations.

**7:40: Kenneth Lehtonen, 3 Lot subdivision, lot 8/47, 83 Smithville Road**  
***Continuance of the hearing for a three lot subdivision***

Liz read an email from Michael Ploof, Fieldstone Engineering, requesting a continuation of the hearing for a three lot subdivision that was scheduled for this time slot. Deirdre made a motion to continue the hearing to November 16, 2016 at 7:10 p.m. Dave seconded the motion and it passed unanimously.

**Continuation of the discussion for Ground Water Protection and Stream Buffer Ordinances**

The Board discussed several parts of the ordinance and that certain requirements may be difficult to pass with the Town voters. More clarification and explanations of the requirements would be helpful particularly in item # 4 d. Item # 9, Inspection, should be removed from the ordinance. The Board made recommendations for improvements to the ordinance and Lisa will make the changes and schedule to meet with the Board at a later date.

Karen Miller discussed the Ground Water Protection Ordinance and read the Conservation Commission's mission to the Board. Karen wanted to keep the ordinance simple and not be so restrictive. She distributed draft maps from DES showing the stratified drift aquifers. The Board discussed their recommendations for improvements to the ordinance. Dave questioned why item # 5. c., the blasting of bedrock, was included in the ordinance and stated this should be omitted. Dave stated item # 6. f transferring petroleum from delivery trucks and storage

containers be conducted over an impervious surface may be difficult to pass by the voters/contractors in Town. Also item # 8, Performance Bond, should be omitted and item # 11, Enforcement Procedures, does not relate to groundwater. The Board questioned if the RSA's in the ordinance are specific to ground water protection and requested Karen to research this. Karen will make the suggested changes and feels should be ready to present the ordinance to the Planning Board within the next month.

#### **Review of the Minutes of September 21, 2016**

Dave arrived at 7:15 and did not participate in the initial review of the minutes. Liz questioned Dave if the Board agreed to have Kent Brown review the Hydrogeologic Evaluation and he could not recall. Louise will listen to the tape recording of the meeting to confirm. Liz brought up the off-site improvements and wanted to know if the Board offered a list of Engineers for the evaluation of Stowell Road. Louise stated Mr. Simpson responded to the selection of an engineering firm via email and would like to use Steven Pernaw for the traffic study. Liz has requested the Board clarify if Mr. Simpson needs to conduct an off-site improvements evaluation or a traffic study. Louise will listen to the tape recording of the meeting to confirm.

Deirdre requested to discuss the CIP at the November 2, meeting at 8:00 p.m.

The meeting adjourned at 9:45 p.m.

Respectfully submitted by:

Louise DelPapa  
Land Use Clerk



