

MINUTES  
PLANNING BOARD MEETING  
DECEMBER 21, 2016

PRESENT: Bert Hamill, Chairman, Tim Jones, Liz Freeman, Ned Nichols, Dave Lage, Louise DelPapa

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

Bert appointed Louise to fill in for Ed.

**7:00: Public Hearing for the Amendments to the Zoning Ordinance – Ground Water Protection Amendment and Woodland Buffers Amendment**

Bert stated he will take comments/questions from the public and opened the hearing with the Woodland Buffer Ordinance. Liz explained the ordinance has been suggested by the Conservation Commission and stated there are two proposed changes made to the ordinance. The first change is how you measure the amount of trees cut in the twenty five foot buffer area from all wetlands greater than 10,000 square feet and from the reference line of surface water bodies. The second change is prohibiting the grazing of livestock within the twenty-five foot buffer area and the fencing must be located outside the buffer. Bert stated he will take comments from the Board and then will open up the comments to the Public. Five members of the Board had no issues with the proposed amendment and Ned commented he would like to see an explanation added to amendment regarding what streams are affected for a better understanding of this ordinance. Bert requested comments from the public. Mike Maki was opposed to prohibiting the grazing of livestock within the buffer area and feels that there is not a problem with pollution/water quality in New Ipswich. Mr. Maki feels the State's Best Management Practices should be used on a case by case basis if a problem arises. Steve Riggs feels the animal restrictions are not necessary in a small town. The consensus from the Public was to strike paragraph five and the group did not have any other issues with the amendment. Dave made a motion to strike paragraph five, prohibiting the grazing of livestock. Louise seconded the motion, five Board members were in favor and Ned opposed. The second Public Hearing will be on January 4, 2017 at 7:00 p.m.

The Board and the Public had no comments on the Ground Water Protection Amendment. Liz made a motion to forward the amendment to the Town Clerk to be placed on the Town Warrant. Dave seconded the motion, five Board members were in favor and Ned opposed.

**7:30: Public Hearing for a two lot subdivision, Gisele Hakala, 85 Davis Village Road, lot 7/37-1**

Ed Rogers, Rogers Engineering presented the two lot subdivision application. Ed stated the property being subdivided has 13.48 acres. Lot 37-1 will have 5.93 acres and there is an existing house located on this lot. Lot 37-1-A will have 7.55 acres with frontage on Turnpike Road and Dollar General abuts this property. Bert read the list of waivers and read the conclusion statement from Kent Brown's review. Dave made a motion to accept the waivers and to accept the application as complete. Ned seconded the motion and it passed unanimously. Ed stated there are not any specific plans for a commercial property and no known potential buyers. Maria and Dan Armstrong, abutters to the property were concerned about drainage and water running onto their property. The Board agreed the future development of the lot is not the issue at this time and determined there are two buildable lots.

Liz made a motion to approve the application conditionally with the receipt of a letter from the Fire Department stating there is an adequate water supply, receipt of the mylar and payment of fees. Ned seconded the motion and it passed unanimously.

**8:00: Continuance of the Public Hearing for a three lot subdivision, Kenneth Lehtonen, 83 Smithville Road, lot 8/47**

Mike Ploof, Fieldstone Engineering stated at the meeting held on December 7, 2016, the Board still needed to receive a letter from the Fire Department. Bert read an email from Meredith Lund, Fire Chief stating that Mr. Lehtonen will be installing a dry hydrant in the Spring, 2017 and therefore will meet the requirements for an adequate water supply for the proposed subdivision. The Board discussed the installation of the dry hydrant and were concerned about the placement of the hydrant and the ownership of the property. Mr. Lehtonen stated it will be placed in the right of way. The Board discussed the applicant may need to provide a letter from a registered land surveyor confirming that it is in the right-of-way or a letter from the land owner giving permission to install a dry hydrant. Mr. Lehtonen offered to provide an aerial photo to show the location of the dry hydrant. Liz made a motion to accept the application conditioned on, receipt of an aerial photo showing the exact location of the dry hydrant, a written letter from the abutter, if the abutter is the owner of the property on which the hydrant will be located giving permission to install the hydrant or a letter from a registered land surveyor stating the dry hydrant will be in the right-of-way, receipt of mylar and payment of fees. Dave seconded the motion and it passed unanimously.

**Master Plan**

Tim stated the UNH Cooperative Extension (Community Profile Program) has worked with many Towns similar to the size of New Ipswich. He explained they will train Towns on how to collect information and get the community involved. Tim did not know the cost of the trainings. Tim read the list of the ten components of a vibrant community. Tim recommended the Town should focus on one or two items on the list and Tim's picks were, Sense of Community, Economic Vitality and Leadership and Community Engagement. Tim suggested a basic survey to the people in Town for their opinion and Bert suggested a website questionnaire or an ad/article in the local paper. Liz suggested contacting UNH for guidance on how to proceed. Tim will contact UNH for a possible training session. Bert suggested the Board table the discussion until after the first of the year.

**Other Business**

Liz stated that after the Board meeting on December 7, 2016 she had a discussion with some of the Board members regarding off-site improvement on substandard Class V roads. The outcome of the discussion was if a large amount of homes are being added to a substandard Class V road, you may have a safety issue or a road degradation issue. The members discussed that a Traffic Engineer needs to review the site, conduct a traffic study and then direct the developer to pay for improvements in order to correct the safety issue.

**Minutes of December 7, 2016 meeting**

The Board reviewed the minutes of the December 7, 2016 meeting and the following corrections were

made, page 3, 1<sup>st</sup> paragraph, insert the following sentence, "Ned expressed concern that this development should share a proportion of the cost for Stowell Road upgrades that may be required for another development that is currently under Board review." Correct Tim's motion to read, "Tim made a motion to approve the four lot subdivision, on a Class V road built to current standards, conditioned on the receipt of the mylar and payment of fees. The Board agreed there would be no significant impact on Stowell Road and accepted the applicant's offer to do standard maintenance and improvements."

Bert approved the minutes as amended.

#### **Other Business**

Liz stated she will get a map of the aquifers to be posted along with the amendment for the Ground Water Protection Ordinance which needs to be posted at the Town Meeting on March 14, 2017.

The meeting adjourned at 9:00 p.m.

Respectfully submitted,

Louise DePapa  
Land Use Clerk

