

PLANNING BOARD MEETING  
APRIL 1, 2015

PRESENT: Ed Dekker, Chairman, Tim Jones, Liz Freeman, Bert Hamill, Ned Nichols, Woody Meiszner, Joanne Meshna

PUBLIC: Deirdre Daley

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

Bert made a motion to approve the minutes of the March 24, 2015 meeting. Ned seconded the motion and it passed with Liz abstaining.

Hemlock Hills: A condition of approval of Hemlock Hills subdivision in 2002 was the posting of security for the construction of a fire pond and road to the approved lots. Hemlock Hills had submitted a Covenant and Agreement which allows suspension of the requirement for the continued posting of security until such time as the developer completes the construction of infrastructure or obtains approval from the Planning Board for an alternative to a fire pond. The Agreement specifies Hemlock Hills shall not apply for building permits for the approved lot and no building permits shall be issued. The Board approved the Covenant and Agreement.

San-Ken Homes, Inc.: Attorney Kinyon forwarded to the Board an email outlining an escrow agreement between the Attorney General's office and San-Ken Homes, Inc. regarding the subdivision on Old Beaver Road. The Attorney General is requiring San-Ken to add a second layer of asphalt upon the existing base layer in a thickness of 1.5 inches and to put \$50,106 in a cash escrow account, bond or irrevocable letter of credit. The agreement states that San-Ken will complete the road improvement in a reasonable and timely manner as reasonably acceptable to the Town of New Ipswich Road Agent or the Town of New Ipswich's consulting engineer, Brown Engineering, LLC. Once that is received, the bond will be released to San-Ken.

Ned stated that the Planning Board made a decision regarding Old Beaver Road to not require a top coat, and the Board should not get involved at this point. Mr. Lehtonen stated the final coat will be done when the last house is built. Three houses have been built and they are working on three more.

It was decided the issue of the approval of the top coat was for the Selectmen to handle by having the Director of Public Works or Town Engineer inspect the road. San-Ken was asked to come to the Selectmen's meeting on Tuesday evening.

Election of Officers: Bert made a motion to nominate Ed as Chairman. Liz seconded the motion and it passed with Ned abstaining. Bert made a motion to nominate Liz as Vice Chairman. Tim seconded the motion and it passed with Ned abstaining.

Road bonds: Liz suggested the Board go back to the road bond amendments that was discussed previously but never finished. Ned, Bert and Liz will send to members the information they had collected/prepared.

Newspaper editorials: Bert asked the Board whether or not an individual on the Board as a lay person could write editorials for the newspaper to help educate the voters. Attorney Kinyon will need to be consulted.

USA Properties: Members suggested Attorney Kinyon come to a meeting to discuss the response to the court on USA Properties. Bert questioned if personal testimony could be offered regarding the process the Board has been going through, what the Board has been trying to accomplish with USA Properties. He suggested someone from the Board needs to appear before the judge for that explanation. Ned stated he would like to see Gary's draft and then offer feedback. Items for Gary included Liz's timeline of meetings of USA Properties with the Board, USA's traffic study of 2010 which refers to Pernaw's traffic study on Green Farm Road and the connection between Green Farm Road and Stowell Road that will eliminate the long dead-end that exists and that being an important safety consideration, the non-cooperation of USA Properties, USA not being responsive to any of the Board's alternatives, public safety, the 12 reasons for not approving the subdivision should be addressed all at one suit and not just one at a time, and seeking damages.

Work items: Woody suggested the Board work on a sound ordinance to address compressor stations for a gas pipeline. Ed will contact Steve Ambrose regarding a model ordinance. Liz suggested the Town sign up as an intervener at the State and Federal level. This will allow the Town to have its own noise expert.

Liz stated she would like the Board to re-visit a commercial zone and clusters.

Koivula gravel pit: Joanne distributed a letter from Steven and Barbara Michaud, 23 Appleton Road, with complaints of hours of operation and truck traffic. Liz made a motion to have the owners come in to discuss the hours of operation due to the noise complaint. Ed seconded the motion and it passed unanimously.

Southwest Region Planning Commission: The Board received a booklet entitled "Monadnock Region Future: A Plan for Southwest New Hampshire" has been prepared by Southwest Region Planning Commission.

The meeting adjourned at 8:40 p.m.

Respectfully submitted,

Joanne Meshna  
Town Administrator