

PLANNING BOARD MEETING
JULY 1, 2015

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

The meeting was called to order at 7:30 p.m. at the Town Office.

The minutes of the June 17, 2015 were reviewed. The following corrections were made: page 1, second paragraph, 5th sentence should read "Tim disagreed with definition of industrial and stated he was in manufacturing for many years and encourage corporate customers to visit **his** business"; page 1, third paragraph, second sentence should read "The trust owns lot 5B/16, 92.709 acres, located on Ashburnham Road and **is** proposing to divide the lot into 4 lots"; page 1, third paragraph, fourth sentence should read " The boundary line between the states creates an **implicit** subdivision"; page 1 third paragraph, fifth sentence should read "Approximately 6.5 acres are located on **Ashburnham Road** across from the larger **section** of 81 acres; there is also a small **section** along the boundary line of .354 acres"; page 2, second paragraph, second sentence should read " Liz inquired as to the frontage of lot 16-1A and **it** was 25 feet"; page 2, fifth paragraph, fourth sentence should read " The lot will be added to lot **16**"; page 2, sixth paragraph, second sentence should read " The well radius needs to be shown for the well **on** lot 16"; third page, first paragraph: the time should be noted as **8:30** for William Poole and the third sentence should read; "The Zoning **Board** allowed a Special Exception at the property located at 11 Porter Hill Road." Tim made the motion to accept the minutes of June 17, 2015 as amended. Liz seconded the motion and it was passed unanimously.

7:45 p.m. Nickson Family Revocable Trust – Continuation of public hearing for four lot subdivision

Mr. Raymond Shea from Sanford Surveying and Engineering referred to the previous meeting and the items to be completed.

- 1) Mr. Shea stated the major correction referring to note 5 was the parcel of land on the east side of Ashburnham Road, lot 16 East will be attached to 16 West.
- 2) The barn on lot 16 has been removed from the plat.
- 3) The well radius was added on lot 16.
- 4) The buildable area was added to lot 16-1.
- 5) The State subdivision approval was submitted.
- 6) An email from the Fire Chief states he does not have a problem with the subdivision.
- 7) Mr. Shea received an email from Eversource stating they are aware of the subdivision.
- 8) Mr. Shea received an email from DOT stating they will approve the driveways as shown.
- 9) A draft of the common driveway was submitted and will be executed when the mylar is completed.

It was agreed the word buildable is to be omitted on note 5 and should read; "Lot 16 E is not considered a lot and will remain a part of lot 16 W."

Liz made a motion to conditionally approve the four lot subdivision application, the conditions being 1) receipt of State driveway approvals, 2) executed common driveway easement document, 3) payment of fees and submission of the mylar. Bert seconded the motion and it passed unanimously.

8:30 - The Board reviewed the proposed amendment to the Zoning Ordinance. Ed discussed paragraph B, Applications and Limitations which applies to all Commercial and Industrial Facilities within New Ipswich. Ed stated instead of trying to define Commercial and Industrial separately, he decided to define in total what the ordinance applies to. In reviewing the items that are specifically excluded from this article, the last item will now read Residential construction (when constructed at the permanent site **of the residence**).

The Board discussed what "commerce" actually meant and it was agreed that it should be added to the definitions. Ed stated it is any activity conducted for profit/financial gain or an income producing activity. Liz stated that B, second paragraph should read; Commercial and Industrial Facilities include all facilities used for: commerce, manufacturing of goods, transportation of goods or materials, office use and **provision of services**. Bert made a change to the same paragraph; "any means of transportation of goods and **services including all means of conveyance**."

Bert was concerned about noise monitoring and suggested that the developer needs to have an independent contractor monitor the noise levels monthly or annually. Ed stated that sections F and H will cover the monitoring and costs of noise compliance at the owner's expense.

Bert wanted to add emissions to the ordinance. Liz and Ed referred to page 4 section D which they feel covers this. EPA standards were suggested. Ed suggested that we need a new paragraph including air emissions, it will be another number under D. Tim suggested we slip this in on page 8 at letter c. which is blank. Ed's suggestion is "The applicant must meet all applicable Federal and State pollution control requirements" and Ed will also add "The CIF will not adversely affect the air quality of New Ipswich." Liz mentioned that on page 1, paragraph 2, the description should be listed as a definition. Ed suggested this paragraph should be reviewed by attorney Kinyon.

Road Bonds - Liz wanted to know where the Board stood with the general concepts on the road bonds. Liz stated the Board has all agreed on; final approval if you have security for the building of the road with a time limit of 3 years; and conditional approval and condition it on the completion of the road. Liz stated the Board has some differences on Road Bonding. It was agreed that if there is no security for the road the final approval should not be until the road has been completed. Liz stated this means there is no lot to buy until the road is built or until the money is available to build the road. Ed stated the standard for the developer is to bond the road. The Board continued to discuss road bonding. Liz stated that she would like to resolve this issue and complete the subdivision regulations for bonding. Liz will send a draft of the proposed changes on bonding to the Board.

The meeting adjourned at 9:15.

Respectfully submitted by:

Louise DelPapa

