

PLANNING BOARD MEETING
JUNE 17, 2015

PRESENT: Ed Dekker, Chairman, Woody Meiszner, Paul Termin, Tim Jones, Bert Hamill, Liz Freeman, Ned Nichols (arrived late), Louise DelPapa, Joanne Meshna

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

The minutes of the June 6, 2015 were reviewed. Liz and Paul submitted changes before the meeting; page two, second sentence was changed to "Paul wanted to know the definition for industrial and Ed's response was he wants to keep it general, but not to be for residential." Bert made a motion to approve the minutes of the June 3, 2015 meeting as amended. Paul seconded the motion and it passed with one abstention.

Ed e-mailed members another draft of the Industrial and Commercial Impact today as well as definitions of commercial and industrial. Mark Mansfield questioned if it was for the compressor on the SKAT property and Ed responded it could have an impact on the project. However, it is a general ordinance for all industrial and commercial properties. With regard to the definitions, Ed summarized his definition of commercial as visits by customers and industrial as manufacturing and shipping without visits from customers. Tim disagreed with the definition of industrial and stated he was in manufacturing for many years and encouraged corporate customers to visit his business. Paul suggested referring to the SIC codes. The amount and type of waste being generated should be considered also.

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

Mr. Raymond Shea from Sandford Surveying and Engineering presented the application to the Board. The Trust owns lot 5B/16, 92.709 acres, located on Ashburnham Road and are proposing to divide the lot into 4 lots. The property is defined by deed as all one tract and is located in Massachusetts and New Hampshire and on the east and west side of Ashburnham Road. The boundary line between the states creates an implicit subdivision. 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. The proposal is to subdivide lot 5B/16 into 5 lots: Lot 5B/16 will be 81 acres, lot 5B/16-1 will be 6.355 acres, lot 5B/16-2 will be 2.001 acres and lot 5B/16-3 will be 2.968 acres. Lot 15B/16-1A, .354 acres is to be considered a non-buildable lot and will be deeded as part of lot 5B/16-1. Lot 5B/16-2 is separated from lot 5B/16-1A by lot 15A/4 which is owned by an abutter.

Mr. Shea has applied for State driveway permits. Lots 2 and 3 will share a driveway. The driveway easement document is being prepared. Also, Mr. Shea has applied to DES for subdivision approval. He also submitted plans to the Fire Chief but has not heard back.

A waiver request was submitted for surveying of the back 75 acres. Enough of the front has been surveyed to show all the regulations are met. Liz stated the waiver seemed reasonable and Ed added it

was one that was routinely granted. The Town Engineer had not seen any problems with it. Liz made a motion to grant the waiver request. Tim seconded the motion and it passed unanimously.

The frontage of lot 2 was reviewed and found to be 205.58 feet. Liz inquired as to the frontage of lot 16-1A and it was 25 feet. Woody inquired if there was a pond on the site. Mr. Shea responded there was a little pond. It was noted there is a wetland on an abutting property.

Mr. Shea noted he had a good meeting with Kent Brown and stated it was good way to do the review. He found it to be a very valuable way to handle the application.

Liz made a motion to accept the application as complete. Bert seconded the motion and it passed unanimously.

Liz referred to the Town Engineer's report which states consolidating lot 16-1A into 16-1 will clear up the status of the 0.354 acres adjacent to lot 16-1. She noted the lots cannot be consolidated as there is another property in between them. The frontage of the lot is 25 feet and Liz stated the Board cannot create a lot that does not meet the Subdivision Regulations. The Board agreed they could not approve lot 16-1A. The lot will be added to lot 16. Note five needs to be corrected. The lot number needs to be changed from 16-1A to 16 and the acreage of lot 16 corrected to 81.354 acres to reflect the increase of .0354 acres. The connecting "Z" between lots 16-1 and 16-1A is to be removed.

Wetlands have been delineated. Lot 16-1 needs to add a building square. The well radius needs to be shown for the well on lot 16. Mr. Shea stated the well radius does not encroach onto lot 16-1 or 16-2. The existing barn on lot 16 needs to be removed.

Mr. Jay Rodenhiser asked where the septic system was located and Mr. Shea pointed it out. Test pits have been done on the two new lots.

Items to be completed are:

- Show well radius on lot 16.
- Remove the existing barn on lot 16.
- Correct note 5.
- Submission of driveway approvals.
- Submission of state subdivision approval.
- Submission of executed driveway easement document.
- Submission of Fire Chief's report.
- Indicate the building square on lot 16-1.
- The lot number on 16-1A needs to be changed to 16 and the "Z" removed connecting lot 1 and 1A.
- Acreage of lot 16 needs to be corrected.

The hearing was continued to July 1, 2015 at 7:45 p.m.

8:30 - William Poole came before the Board regarding his plans to operate a 4 bedroom Inn and a commercial confectioner's kitchen. Mr. Poole wanted to know what is required of him for an Expedited Site Plan review. The Zoning Board allowed a Special Exception at the property located at 11 Porter Hill Rd. Mr. Poole stated he will not be operating a retail Sweet Shop, he will be selling his candy at Farmer's Market's and online. The Board stated he will need the following: information on ample parking, lighting changes, statement of scale of the sign or drawing of sign, location of sign and a plot plan with the location of the septic system and approved septic design.

The meeting was adjourned at 9:15.

Respectfully submitted,

Louise DelPapa
Joanne Meshna