

MINUTES  
PLANNING BOARD MEETING  
June 21, 2017

PRESENT: Bert Hamill, Chairman, Liz Freeman, Ed Dekker, Paul Termin, David Lage, Ned Nichols, Debbie Romanowski

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

The Board reviewed the minutes of the June 7, 2017 meeting and Bert accepted them as written.

Lehtonen subdivision, Smithville Road: Mr. Lehtonen's conditional approval expires on July 3. Bert made a motion to extend the conditional approval for an additional 60 days (September 3, 2017). The motion was seconded by David and passed unanimously. Bert asked Debbie to send an email to Mr. Lehtonen informing him of the extension.

Cancel July 5, 2017 Meeting: Bert stated that there are no new subdivisions or submissions. Paul moved to cancel the July 5, 2017. The motion was seconded by Liz and passed unanimously.

USA Properties, Inc.: Mr. Bruce Simpson and Mr. Peter Holden were present for USA Properties. Mr. Simpson stated that in light of all of the issues with the project, USA Properties would like to propose a new plan. They would like to build townhouses or condos on the front part of the land and not use the back part of the land instead of building two cluster developments. He stated that he wanted to know if a conceptual discussion would be something the board would be willing to entertain and he is aware they would have to go before the ZBA. Bert asked if he was asking to have concurrent applications. Mr. Simpson said it would not be an application until they have a conceptual discussion.

Liz stated that the Board is not allowed to look at design plans and Ed agreed. Mr. Simpson referred to RSA 676:4 II Part A. David referred to Subdivision Regulations, Section VI, Preliminary Conceptual Consultation that would allow the Board to have a conceptual discussion.

Bert stated that if Mr. Simpson ran concurrent applications, the existing application would not lose the grandfather status but the new application would be subject to current regulations.

Liz noted the Board can discuss the project in conceptual form only. Bert stated that the Board would look at the conceptual plans at a noticed meeting. He asked Mr. Simpson to outline the project and send the Board a letter asking to be heard at the July 19, 2017 meeting for a non-binding conceptual discussion. Mr. Simpson added that USA Properties was entertaining the idea of making some of the townhouses 55+ to lower the burden on the school system.

Further, Mr. Simpson stated there would be an estimated 72 units on approximately 30 acres. The land requirement for each unit would be 30,000 square feet. Liz read the Zoning Ordinance regarding multi-family dwellings and did not think this plan would meet the requirements. She mentioned that if they subdivided the property into 2 acre lots, they may be able to do it that way. David stated that the New Ipswich Zoning Ordinance does not allow a cluster development for multi-family dwellings. Ed suggested the project may require a variance and a special exception from the Zoning Board.

Ed asked Mr. Simpson if the remaining land would be put into conservation or somehow made undevelopable and Mr. Simpson responded that was his intention.

Bert asked Mr. Simpson if he would like a 6 month extension on the current application and Mr. Simpson said he would. Liz made a motion to continue the public hearing to October 4, 2017 at 7:10. The motion was seconded by Ned and passed unanimously.

Green Farm Road and Jacqueline Drive Paving: Several residents of Green Farm Road and Jacqueline Drive were in attendance including Bob McArthur, Deb Corrado and Mike Carroll.

Paul and Ed did research on bonding and Bert drafted a letter which needs to be revised. Liz stated that the Board needs a lawyer to explain what we need to do and the members were in agreement.

Bert outlined what needs to be done:

- 1) Talk to Attorney Kinyon for calling the bond
- 2) Have a public meeting on July 19, 2017 to call the Bond;
- 3) Draft a letter to the Surety Company and the Contractor calling in the bond.

All of the above will be based on Attorney Kinyon's advice.

Bob McArthur of 45 Jacqueline Road asked Paul for an explanation of a Surety Bond and Paul explained. Mr. McArthur questioned of the Board why Mr. Litchfield is waiting to do the paving. Bert replied that he assumes Mr. Litchfield has no money. David said that was speculative. Mr. McArthur mentioned that R & D Paving was on Jacqueline Drive measuring on Monday. In light of that information, Bert stated that he would call Mr. Litchfield and find out if he has a date certain for the paving.

Ms. Deb Corrado and Mr. Mike Carroll of 139 Green Farm Road stated there is a crater at the end of their driveway and people drive on their lawn to avoid it. Ms. Corrado asked if she can put rocks at the end of their lawn to stop people from driving on their lawn to avoid the crater. Liz stated that she should speak to their Homeowner's Association.

Mr. McArthur asked the amounts of the bonds. Bert replied the Jacqueline Drive bond is \$79,000 and Green Farm Road bond is \$99,000. Mr. McArthur asked what the plan is regarding the paving. Bert replied that he was going to contact Attorney Kinyon to find out what steps the Board needs to take to call the Bond. The bond discussion will resume on July 19, 2017.

David mentioned that it would be up to the Board of Selectmen whether or not to decide to call in the bond if they agree with the Planning Board.

Paul made a motion to adjourn the meeting. The motion was seconded by Ned and passed unanimously at 8:30 p.m.

Respectfully submitted,  
Debbie Romanowski, Land Use Clerk