

PLANNING BOARD MEETING
OCTOBER 1, 2014

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

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

7:30 p.m. Chad Brannon, Fieldstone Consultants - Hemlock Hills:

Mr. Brannon and Mr. Jim Fenton were present for Hemlock Hills. Mr. Brannon had submitted a letter to the Board dated September 2, 2014 in which he requested the guarantee sureties for the Hemlock Hills subdivision be modified. The two remaining bonds are for the fire pond and the completion of the paving of the road. Mr. Brannon explained that there are no plans to develop the two lots located in New Ipswich. Currently, the developer is working on connecting water and sewer to the lots approved in Greenville which would result in a hydrant being constructed in the vicinity of the current fire pond at some point in the future. One of the reasons for pursuing the municipal water connection was due to the lack of water supply found for the proposed fire ponds located within the development. Further, he proposed that no building on either of the lots in New Ipswich could commence without obtaining a building permit at which time they would post the necessary sureties in order to obtain a building permit.

The road that is in New Ipswich has a base coat and was approved as a through road from Greenville to New Ipswich. Sixty-eight lots were approved in Greenville and they expect to have 15-20 more with the plans to connect to the Town water and sewage. Two have been sold in Greenville. Mr. Fenton stated they are interested in building smaller, starter homes.

Ned summarized the proposal is to drop the bonds until the hydrant is located in the vicinity of where the fire pond was to be, and until that happens the developer gives up the development rights on the lots. The road has to be completed or a new bond has to be in place for building permits to be issued.

The applicant was advised to prepare an agreement to be reviewed by town counsel. Once that is completed and the agreement is finalized, the Board can vote on the proposal.

7:50 p.m.:

The Board agreed to change the time of their meetings to 7:00 p.m.

USA Properties has not contacted Joanne for a hearing date. Liz will ask Attorney Kinyon what the obligations of the Planning Board are to review the plan and ask that his response be in writing for the Board.

A memo from Peter Goewey, Director of Public Works, was read by Ed. Old Beaver Road has been cracked sealed and the pot holes have been cut out and patched. Paul made a motion to recommend to the Board of Selectmen that building permits be released for Old Beaver Road as the conditions in the agreement with the developer have been met. Bert seconded the motion and it passed unanimously.

Liz questioned Woody if the Selectmen could ask the State DOT if signs in their right-of-way could be removed.

Joanne distributed two articles from NH Town and City: The Best Planning Tool you Aren't Using: Capital Improvement Plans and New Requirements, Deadlines for Town Meeting Season.

Ned submitted an amendment for a Limited Commercial District primarily in Village District II. The Board discussed the pros and cons, purpose, and ramifications of the amendment. At the conclusion of the discussion Ned made a motion to accept the amendment. However, the amendment needs to be put into amendment form. Ned withdrew his motion. Bert made a motion that Ned continue developing the amendment and include dimensional controls. Bert seconded the motion and it passed with five in favor, two opposed.

The meeting adjourned at 9:30 p.m.

Respectfully submitted,

Joanne Meshna
Land Use Manager