

Planning Board
March 14, 2019

Members present: Chip Current, David Cogswell, Jim Castine, Roger Whitehouse, Judi Cogswell-Selectmen's Rep.

Others present: Richard Atkins, Holly Bright, Bud Post, Dorothea Post, Carsten Springer, Tim Lavelle, Downey Shea, Michael Shea, Ellen Powers

The voters were thanked for passing each of the Zoning Ordinance warrant articles.

Minutes:

David made and Jim seconded a **motion to accept the February 28, 2019 minutes as written.** Roger and Judi abstained. The motion **passed.**

Correspondence:

- Resolving boundary disputes seminar, May 6 in Manchester
- From Exeter regarding a cell tower installation
- From DES, regarding the Centerview Hollow application for an intermittent stream crossing
- From Ferwerda Mapping, dated February 18, 2019, regarding Map and Lot 1-51

Post Subdivision, map and lot 4-94:

Tim Lavelle explained that there are two waiver requests associated with the conditional approval. Conditional approval was granted in November 2018. They are still waiting for the Alteration of Terrain and wetland permits. The waiver regarding the above ground utilities on Kingston Road has been added to the plans.

Mr. Lavelle said the wetland permits usually wait until the AofT is finished with its review. The new plans have not been sent to Dennis Quintal yet as they are waiting for the state permits to be put into place. Conservation Commission has asked for additional information on the wetland crossing.

This will be on the March 28 agenda.

Eastern Materials gravel excavation renewal, map and lot 4-28:

It was explained that Downey Shea, owner of Eastern Materials, has an excavation permit that will expire soon. Our regulations allow a permit to last for twelve months. Chip said this is only per our regulations and could be revised to extend the time frame.

Mr. Shea said he's been waiting for warmer weather before addressing the high wall issue. Nothing has been discussed with the neighbor yet. There are several pieces of equipment on site and no trespassing signs have been posted. The neighbors have put up a fence.

The Board reviewed a letter from Dennis Quintal dated February 6, 2019. He reported seeing four-wheel tracks. The abutter list was reviewed and it was noted all of the abutters were

notified of tonight's meeting. Ellen Powers asked about blasting. Mr. Shea answered that there will be blasting and this is regulated by the state. Carsten said there has been blasting at this site for over twenty years. David made and Roger seconded a **motion to accept the application**. The motion **passed** unanimously.

Chip asked how the current conditions match the reclamation plan and timeline. Mr. Shea said they are behind, but the excavation is based on economic conditions. They expect to be extracting more in the next year.

It was explained that the blasting procedures are done by a local contractor and are done in small segments at a time. They are conscientious of the abutters. Mr. Shea said he has sites in Milton and Acton, Maine and is aware of the proper procedures. Currently he uses the product for his own business and doesn't often retail out. He's been in this business for fifty years. He said all are welcome to the site when the gate is open and he can show them the operation.

Carsten said Mr. Shea has helped the town with material for projects involving the Conservation Commission.

It was mentioned that there have been problems with the excavation before. Mr. Shea said he's owned the site for only five years and can't speak about the practices of prior owners. David made and Jim seconded a **motion to issue the excavation permit for one year**. The motion **passed** unanimously.

Other business:

Carsten asked if the upcoming site walk can be at a different time. After a short discussion it was agreed to have the site walk at 7:30am on the 31st.

The recent vote regarding the amendments to the Village District, which passed 632 to 139, could be considered an indication of how much the residents want businesses in town.

Chip pointed out there are open alternate positions on the Board.

At 8:07pm Roger made and David seconded a **motion to adjourn**. The motion **passed** unanimously.

Respectfully submitted,
Janet S. Denison

Upcoming agendas:

March 28, 2019

7:30pm minutes and correspondence

7:40pm public hearings:

- Bud Post subdivision, Map and Lot 4-94:

- Waiver requests:
- 1. Section III.D.3.b.5: requiring all bounds and monuments within 200' of the subject property to be shown on the plans
- 2. Section V.G.1: requiring underground utilities
- Caleb Corners II, Map and Lot 1-45-15, 1-51-2, and 1-51-3, off Caleb Drive and Ward Way

May 31, 2019

7:30am Site Walk at Caleb Drive/Ward Way

April 11, 2019

7:30pm minutes and correspondence