

Planning Board
January 14, 2021
7:30pm

Members present: Barry Hantman, Chip Current, Richard Atkins, Steve Woitkun

Members present via Zoom: Jennifer Heywood, Chris Smith, Roger Whitehouse, Charles Underhill

Others present via Zoom: Steve Pascoe

Others present: Gail Turilli, Karl Dubay, Joshua Manning

Barry noted this meeting was being held in conjunction with emergency ordinances passed by the State, allowing committees to conduct meetings remotely and constituting a quorum.

Meeting minutes of 12/10/2020 were reviewed. Roger **made** and Chip 2nd a **motion** to accept the minutes as written. All in favor, **motion carries**.

The CIP update will need to be incorporated to the Master Plan. Barry asked for volunteers from the board to adopt a chapter and make necessary updates. If anything needs to be re-written, it will be a separate category. Steve will take on Public Safety, Jennifer will take on Transportation and Roger will take on Town Facilities.

Town Elections/Deliberative Session will take place on February 6, 2021. The Planning Board has 2 member positions up for re-election. Both are 3 year positions that will be put on the ballot. Barry suggested that Richard and Chris run again this year for those positions. Chuck Underhill is now an Alternate on the board. There are other alternate positions available which will not be on the ballot.

Barry mentioned that the Road Agent, James Seaver, needs to meet with the Planning Board. He is on the agenda for the next meeting on 1/28/2021.

Continuance for Subdivision review of Sapphire Woods Tax Map 4 Lot 46:

Karl Dubay stated that he has received letters from Conservation Commission, Road Agent, and the Fire Wards. The Post Office has been non-responsive in regards to mailboxes. Trash Collection will need to be addressed by the Board of Selectmen. Steve Woitkun will discuss this issue at the next BOS meeting on 1/25/2021. The Town Engineer had one suggestion regarding a 4K area to show septic and reserve areas. Barry stated he is fine with the details on the updated plans, board is in agreement. The Town Engineer will need to review the updated plans, email from Town Counsel will need to be printed for the file, and the board will need a final letter from the Town Engineer before giving conditional approval. Once the approval is granted, no changes can be made to the plans. Chip stated that as long as the plans don't change, conditional approval can be granted.

The letter from Dennis Quintal listed 25 items to be addressed. One item remains in regards to maintenance of storm water structures in right of way/drainage easements. Karl mentioned that the state approvals are pending, AOT needs to be amended, wetlands permit and NHDES Subdivision Permit are also pending. Steve **made** and Chip 2nd a **motion** to grant conditional approval subject to the following:

1. AOT permit amended
2. State Subdivision Permit obtained
3. Road Bond addressed by the BOS
4. Final Approval from the Town Engineer
5. Signature block for recording sheets
6. Recording Fee's
7. Condo Documents/Easements to be included with the plans

Motion carries. Conditional approval granted 1/14/2021 and will be valid for 1 year. If this can't be done within a year, an extension may be granted.

Stagecoach Estates Subdivision Map 1 Lot 129B:

The developer for this project did not show up for the meeting. Barry stated he will need to be contacted to file an extension.

87 Sandown Road Elderly Housing Site Plan, Map 1 lot 32:

Joshua Manning explained that he comes before the board seeking an extension. Initial approval was given on 1/24/2019. The plan is to have the road built this year and Joshua voiced a commitment to satisfy the Town Engineer's comments. Wetlands and AOT permits will need to be obtained. The plans will need to show multiple wells, fire protection, and sprinkler systems. Chip **made** and Roger 2nd a **motion** to extend the conditional approval for 1 year, 1/24/2022 with the following requirements:

1. Satisfying the Town Engineer's comments
2. Road Bonding
3. Private Road
4. Post Master
5. State Approvals

Motion carries, conditional approval extension granted for one year.

Reviewed 2020 annual report. Barry mentioned it has been turned in but not approved by the board. Jennifer stated one change, name misspelled. Roger **made** and Richard 2nd a **motion** to accept the 2020 annual report as amended. **Motion carries.**

Roger **made** and Chip 2nd a **motion** to adjourn. All in favor, **motion carries.** Meeting adjourned at 8:20PM

Agenda for next meeting:

1. Meeting with Road Agent, James Seaver
2. Conditional Use Permit for R193 Transmission Line

Respectfully,
Gail L Turilli