

Planning Board
February 23, 2023
7:30pm

Members present: Chip Current, Barry Hantman, Leo Traverse, Steve Woitkun

Others present: Eric Botterman (Millennium Engineering), John Napoli, Gail Turilli

The minutes of 2/9/23 were reviewed and there were no comments from the Board. Barry **made** and Steve 2nd a **motion to accept the minutes as written**. All in favor, **motion carries**.

Doug's Tree Service, Map & Lot 4-20:

Eric Botterman from Millennium Engineering addresses the Board on behalf of Doug Anderson. Barry asked if a letter was received from the applicant stating that he could be represented by Mr. Botterman. Nothing has been received. Chip stated that the Board will need something in writing from the applicant stating representation. Mr. Botterman noted that all conditions from the previously submitted application have been met with the exception of the construction of the apron out on Frye Road at the beginning of the driveway. Barry stated that he does not believe that the plans have been updated to reflect the conditions. Chip checked the list of conditions from the previous submittal and further explains that this is a re-submission of a previous application that had lapsed and asks for a brief overview.

Overview:

Mr. Botterman explains that this is a 36-acre lot off of Frye Road with a gravel driveway. The lot is being used for storage of firewood. There have been previously installed culverts which state permits have been acquired. There will be no commercial or public sales and there will be a couple of workers processing wood on site. Chip asked if any waivers had been requested. Mr. Botterman states that they are attached to the application package that was submitted. The waiver requests from the previous application were submitted. Barry noted that the waiver requests will need to be updated as this was not mentioned in the current meeting notice and will be discussed at the next meeting as they are not listed on the current application. Chip noted that the waivers that are being requested are for Site Plan sections 20, 20.1, 21.d,f,h & i, 22, 23, 24, 25, 26, 27, 28, 29, 30, 30.1, 32, 33, 34, 35, 36, 37, 38 and 40.1 a, d & e. Barry mentioned that this was not the list that was approved previously. The previously approved waivers are shown on the plan.

Barry confirmed that all of the abutters have been noticed. Chip mentions that the Board understands the project and where it stands. Barry **made** and Steve 2nd a **motion to accept the application**. All in favor, **motion carries and the application is accepted on 2/23/2023**. Chip mentions asking for a waiver for the engineering fees as the consensus of the Board is that this does not need to go before the Town Engineer.

The Board reviews the list of conditions to determine what remains outstanding and are as follows:

1. Letter of Representation A. Waivers discussed @ next meeting
2. Date for Waivers
3. Lines through wording
4. Waiver for Town Engineer Fee
5. Paving shown on plan
6. Signature block location
7. "GWV" to "GVW" (or is it GVWR)
8. Removal of silt fence
9. Lot 4-204 needs update (Rialdi)
10. Conservation and Road Agent

There are no questions from the Board or the public. Site Plan is continued to March 9, 2023.

Preliminary Discussion for 257 Main Street, Map & Lot 3-38-1:

John Napoli addresses the Board. He resides at 257 Main Street and is looking to expand with an addition and possible 2 car garage. He has a good size driveway and the previous owner had discussed potentially turning the driveway into a road and subdividing to have in-law structures on the property. This is a 6.1 acre lot and Mr. Napoli is hoping to have an addition within the next 5 years or so. Chip explains that just an addition to the house would go to the building inspector unless he is encroaching on the buffer. There is a 30ft buffer on one lot line and 15ft on all others. He will need to stay within 75ft of a wetland and there should be no issues as long as it fits current zoning. ADU's cannot be more than 750 sq ft. Mr. Napoli asks about the possibility of subdividing. Chip explains that there is a 2-acre minimum per lot. He further explains that Mr. Napoli has what is called a "pork chop" lot where there is only 50ft of frontage on the road. Current zoning requires 200ft of frontage on a town road in order to subdivide. Mr. Napoli would need to build a road in order to obtain the frontage but, that would take away some of the acreage. An engineer would need to be consulted for a plan. Mr. Napoli asks if another structure could be built if he decides not to subdivide. Barry and Chip both explained that an attached or detached ADU could be built but, it cannot be more than 750sqft. Chip also mentions that a duplex could be built as the rules are different. Mr. Napoli asks about identifying wetlands and who to contact. Chip stated he would need to contact a surveyor who will bring a soil scientist to give exact locations and flag them. He may need to come to the Planning Board for a Conditional Use Permit in order to cross the wetlands. NHDES also gets involved and Conservation would need to be consulted.

Barry made and Steve 2nd a motion to adjourn. All in favor, motion carries. Meeting adjourned at 8:30pm

Respectfully,

Gail Turilli