

Planning Board
May 11, 2023
7:30pm

Members present: Chip Current, Barry Hantman, Leo Traverse, Joe Hester, Charles Underhill

Others present: Gail Turilli, Charlie Zilch

The minutes of 4/13/23 were reviewed. Per previous comments, on line 61 the word “approved” was changed to “improved.” Barry **made** and Leo 2nd a **motion to accept the minutes as amended.** All in favor, **motion carries.** The minutes of 4/27/23 were then reviewed. Barry stated to make a note that this was not an official meeting as there were only 3 members present and only a brief preliminary discussion was held for 29 Olde Road. These minutes will be considered “non-meeting minutes”, and will be kept on record but, the Board agrees that these minutes do not need to be posted to the town website. Barry noted to check on an abutting lot to 29 Olde Road as the upcoming proposal may be close to the property line and to also look at the zoning ordinance.

Eastern Materials Gravel Pit Continuance for Excavation Permit Renewal:

Charlie Zilch addresses the Board on behalf of Downey Shea. Mr. Zilch mentions that the previous report received from Dennis Quintal had noted some areas that needed addressing. An updated report was received dated May 10, 2023, and notes that the hazardous area has been addressed, and the safety fence has been repaired. The 3 -1 grade will be completed by August 2023 and the dates for completion of all phases of construction on sheet 9 have been revised. Mr. Shea has been using this site as a staging area as he has exhausted his other pits. Mr. Zilch mentions that Phase 1-A will be finished/restored by August of this year and Mr. Shea will be accelerating the project complete with timelines. The previous proposal was an MDR plan that has since been updated. Charles Underhill questions monitoring the plan to make sure there are no subsequent erosion materials used. Chip stated that there are yearly inspections done as the project develops by our town engineer and there is a permit renewal due every 3 years if needed. Mr. Zilch notes that an update is going out this week to DES including a TOPO and ORTHO map. Leo questioned why there are monitoring wells noted on the plan if this has always been a gravel pit. Barry stated that this was required when this project was originally approved. Mr. Zilch explains that sheet 9 shows phase 1 of the pond and the monitoring wells are used for accidental spills. These wells will be installed before installation of the pond. Leo would like to look at the excavation regulations and the Board asked that the clerk forward them. Barry **made** and Charles 2nd a **motion to grant a 3-year permit extension.** All in favor, **motion carries.** All members signed the permit and plan set. A copy of the approved and signed permit will be sent to Downey Shea.

Chip mentions that Steve Woitkun has applied for an alternate position on the Planning Board. Barry recommends that the Board have him come to the next meeting to discuss. The town Road Agent sent the Board copies of wetlands permits for culverts on Happy Hollow Road and Hampstead Road.

47 Chip mentions that the Planning Board meets once a month during the summer and recommends
48 meeting on the 4th Thursday of June, July and August. Charles Underhill mentions that he has
49 been working on an assessment of where the town is, what to expect in 3-5 years in regard to
50 growth, impacts, climate change, and covid. This will be put on the Board's next agenda and an
51 outline will be put together, laying out the areas of importance so that the Board can decide how
52 to address the issues, and distribute them to the Chair and Vice Chair. Charles also mentions that
53 it has been difficult getting DOT interest in cutting back on curb cuts and rights-of-way, would
54 like to review the process and maybe initiate with the state. Barry noted that we have less
55 control on State Roads. Chip recommends making this part of the discussion at our first June
56 meeting.

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58 Leo mentions that he will be recusing himself from the next meeting as he is an abutter for 29
59 Olde Road.

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61 Joe **made** and Barry 2nd a **motion to hold meetings on the 4th Thursday of the months of**
62 **June, July and August.** All in favor, **motion carries.**

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64 Barry **made** and Joe 2nd a **motion to adjourn.** All in favor, **motion carries.** **Meeting**
65 **adjourned at 8:05pm**

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67 **Next Meeting Agenda:**

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69 1. Eversource Conditional Use Permit for H141
70 2. 29 Olde Road Site Plan Application
71 3. Alternate Application submitted by Steve Woitkun

72
73 Respectfully,

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75 Gail Turilli
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