

Planning Board
October 12, 2023
7:30pm

Members present: Chip Current, Barry Hantman, Leo Traverse, Joe Hester, Chris Smith

Others present: Gail Turilli, Devon Boling

The Board reviewed the minutes of September 28, 2023. Chip notes one correction on line 15 which should state “Steve Pascoe’s Site Plan”, not Doug’s Tree Service. There are no other comments from the Board. Barry **made** and Joe 2nd a **motion to accept the minutes as amended**. All in favor, **motion carries**.

Chip noted that 29 Olde Road is not present for tonight’s meeting as the site plan has not been updated and suggests a continuance until December 14 based on their request. Barry **made** and Joe 2nd a **motion to continue 29 Olde Road Site Plan to December 14**. All in favor, **motion carries**.

13 Olde Road Preliminary Discussion for a Subdivision:

Leo recuses himself as he is an abutter. Devon Boling, property owner, addresses the Board. Mr. Boling stated that 13 and 7 Olde Road are considered one parcel with two domiciles. Both domiciles are not occupied, would like to make it more compliant as it is non-conforming now and avoid a variance if possible. There is a shed on the property which may need to be moved. 7 Olde Road has an original building from 1793 which is closer than 30ft from the road, per-existing and non-conforming. Promised Land Survey has drawn up some plans which are presented to the Board. Chip noted that the proposed well is an issue. The entire well radius on the lot needs to be seen and the septic cannot be within 75ft of the well. Barry stated that this is non-conforming today as there are 2 residential homes on a single lot and there is some closeness to the property line but, doesn’t see a need for ZBA. The shed(s) need to be moved. Mr. Boling asked, if there are 4 acres, why not 2 residential homes. Barry mentioned, per town ordinance, it would have to be an ADU or Duplex. Chip noted that 13 Olde Road would need a variance for the well or show a proposed alternate location. Chip also mentions Article VII.C.6.a, which states that the well can go inside the wetland buffer. There are certain notes that need to be shown on the plan:

- No fire suppression needed
- Meet with Conservation
- State Subdivision approval needed prior to PB final approval
- USGS (waiver if needed)
- Wetland flags shown on existing conditions and subdivision plans (all wetlands within 100 ft of the property lines)

There is only an internal change being made. Barry mentions that there is a fair amount of distance between the edge of the pavement and the lot line on Olde Road, which presents an opportunity to make it wider in the future. A request to waive the drainage calculations will be

needed. Chip suggests to have Mr. Boling's engineer review section 3 of the subdivision regulations. Barry noted that the proposal mentions re-bar to be set but, the requirement is iron pipe and will need to be replaced on the plan. Chip mentions that re-bar is ok but will need to be ¾-inch. Chip also notes "to be set" will need to state "set" prior to final approval. There is no need to send the plans to the town engineer. A waiver for Conservation was brought up but, the Board felt that was not needed. Mr. Boling plans on coming back to Planning Board for an official meeting on October 26.

Barry mentions that he had sent out to the Board , the proposed zoning ordinance updates for Article VIII, and asks that the Board review for discussion at the next meeting. Leo pointed out that as he read the proposed changes, it was for Article V.H. Barry stated that he will send an update to the Board.

Chip mentions an abutter notice that was received from the Sandown Planning Board for an amended site plan application to modify an existing, approved and under construction open space, to include a community center and recreation facility to a residential condominium development on Ferguson Lane, Map 16 Lot 9. The hearing will take place on October 17 at 9pm in the Sandown Town Hall.

Barry **made** and Joe 2nd a **motion to adjourn**. All in favor, **motion carries**. **Meeting adjourned at 8:43pm.**

Agenda for next meeting:

1. 29 Olde Road – Site Plan Continuance
2. 567 Main Street – WellingHall Farm Wedding Venue Site Plan
3. 13 Olde Road – 2 Lot Subdivision Plan
4. Zoning Ordinance Changes

Respectfully,

Gail Turilli