

Planning Board
Sept. 22, 2016
7:30 pm

Members Present: Barry Hantman, Chip Current, Chris Giordano, Jim Castine, Chris Smith, Janet Denison-clerk

Excused Members: David Cogswell, Roger Whitehouse

Others Present: Tracy Tarr-GZA Consulting, John Casey-Eversource, Carsten Springer

Minutes:

Chris G. made and Jim seconded a **motion to accept the September 8, 2016 minutes as written**. The motion **passed** unanimously.

Correspondence:

- The SB2 calendar for zoning amendments

Other Business:

The Board discussed possible dates for the first public hearing regarding zoning amendments. Although the last meeting may be held in January, it is the goal of the Board to hold the hearing in December. If anyone submits a petition after that date, the public hearing for that petition may be held in January.

It was noted that in Article 3.C still states that the Highway, Commercial, Light Industrial zone is 1000' from the centerline of Highway 111.

The Conservation Commission was asked to review the Zoning Ordinance in reference to septic systems, specifically proximity to wetlands. Carsten said they will consider adding something to the recommendations at the end of chapter, especially if a lot has a high level of water on it.

Preliminary discussion with Tracy Tarr and John Casey regarding 363/J147 Line Maintenance work

Ms. Tarr introduced herself and Mr. Casey and explained the project briefly. They have already met with the Conservation Commission in preparation for meeting with the Board of Selectmen for a conditional use permit.

The project entails minimal maintenance: six insulators require immediate replacement and some anchors need to be replaced. This will require the use of one bucket truck, traversing to the site once. The access points and areas involved in the work were discussed briefly. No new construction is involved. The access is along gravel worn roads that are used regularly. Any wetland crossing will have matting put down. The Board discussed alternate routes that will access different points along the powerline without the need to cross wetlands. There was some discussion about making some crossings permanent, specifically DAW 16 as shown on the plans. Ms. Tarr indicated they could put in a permanent crossing.

All of the equipment will be tracked rather than wheeled. The work will take approximately two weeks and is scheduled to be done toward the end of October.

The Board agreed to send a recommendation to the Board of Selectmen. Ms. Tarr was told that the Selectmen have the authority to waive the engineer review fee required for conditional use permits. She said it is time consuming to have a check drawn and there may not be enough time to do so before the

work needs to be done. It was agreed that Dennis Quintal, the town engineer, is familiar with the sites involved.

Chip made and Chris G. seconded a **motion to send the following to the Board of Selectmen: The Planning Board recommends approval of the conditional use permit for Eversource (represented by GZA) based on the plans provided with the following provisions:**

1. **Wetlands crossing at DAW 16 is eliminated and areas south of that point are accessed via G.H. Carter Drive.**
2. **Point 129 is accessed via G.H. Carter Drive versus Hersey Road.**
3. **The Selectmen consider before and after inspections by the town engineer.**

The motion **passed** unanimously.

Impact Fees

The draft public safety impact fee update by Bruce Mayberry, dated August 29, 2016, was discussed briefly. It was mentioned that it may be mandated at some point that a new police station be built due to the insufficiencies in the present facility.

After a brief review, it was agreed that the Board has no proposed changes to the draft and this will be put forward to a public hearing. Chip will address any ambiguity regarding the language, specifically the definition of new construction. The definition states that “public safety” includes the fire and police departments. The Board discussed adding an exemption for razed structures, adding language regarding accessory dwelling units, and a timeframe for replacing fire ruined structures.

Zoning Amendment Warrant Articles

The Board briefly discussed possible Warrant Articles for the 2017 ballot. Barry had written four possible articles addressing revising the required number of parking spaces, setback requirements for signs, changing the regulators of conditional use permits, and the accessory dwelling unit pursuant to the new state law.

At 8:57pm Chip made and Chris G. seconded a **motion to adjourn**. The motion **passed** unanimously.

Respectfully submitted,

Janet Denison
Land Use/Assessing