

Planning Board Sept. 25, 2014

Members Present: Barry Hantman-Chairman, Chip Current, Haeyoon Jacobus, Josh Horns, George Manos, Chris Giordano-Selectmen's Representative, Janet Denison-clerk

Excused Members: Michael Denison

Others Present: Henry Corey, Kevin Hatch, Betsy Sanders, Mary DiStefano

Minutes

Minutes of the September 11, 2014 meeting were reviewed. Chip made and Chris seconded a **motion to approve the September 11, 2014 minutes as written**. Haeyoon abstained. The motion **passed**.

Correspondence

- A notice from NHDES dated September 15, 2014 regarding the amended partial restoration plan approval for 34 Wyman's Landing. The May 1 and July 1 monitoring reports have not been received.
- A notice from NHDES dated September 10, 2014 regarding the wetlands permit application for Cotton Farm.
- A request from Josh Manning to extend the application review period for the Sweet Street subdivision. George made and Chris seconded a **motion to grant the extension until October 9, 2014**. The motion **passed** unanimously.
- Draft Notice of Decision for 11 Main Street, from ZBA case #2014-6

Public hearing for the Master Plan chapters

Barry asked if the Board members had any further comments about the previously discussed updates to the Master Plan. There were no comments and the public hearing was opened to the public.

Capital Improvements Programs

Betsy Sanders asked if the proposed dollar amounts in the different lines will be warrant articles or will they be put into the budget. Some may be put into the budget while others may become warrant articles. The CIP is provided to the Budget Committee and Board of Selectmen as the Planning Board acts as an advisory board only in this capacity. It was noted the Selectmen may write Warrant Articles but not the Budget Committee.

Mrs. Sanders said the listed items should be capital reserve funds because they constitute large savings accounts. She also stated the public is not well informed regarding where to find the CIP or its importance. It was suggested the CIP be put into the annual report, either with the Planning Board report or with the other financial reports. It was said the CIP should be realistic and well-advertised.

Historic Resources

There were no comments regarding the suggested updates to this chapter.

Growth Management

George was thanked for his work on this chapter. Barry stated the town has not seen the same growth in recent years that it experienced a while ago. The three recommendations at the end of the chapter were reviewed and one typographical error was corrected.

Mrs. Sanders asked what was changed in this chapter. Barry said it was a rewrite of the entire section, especially updating the data in the charts. The Board is working on the first two recommendations. There have been attempts to address the third recommendation but it meetings were poorly attended by residents. Mrs. Sanders asked if the updates can be put onto the website. It was agreed that everyone can benefit from better communication.

Mary DiStefano asked about the school budget and if there is a way to change the way that is divided between the four towns in the district. Barry said that going to court has an interesting side-effect such that the towns pay for both the appellant and the defendant. It was agreed that her concerns will be passed along to the Board of Selectmen.

There were no other comments or questions. Chris made and Chip seconded a **motion to close the public hearing for the Master Plan updates**. The motion **passed** unanimously.

Chris made and George seconded a **motion to insert into the Master Plan the amendments discussed and make any required changing to numbering and formatting as required, including any updates to the index and the section stating when updates were made**. The motion **passed** unanimously. Barry said he will take care of making those changes.

Site Plan review for 15 Main Street, Map and Lot 3-168

The draft ZBA Notice of Decision for 11 Main Street was discussed. The plan presented by Kevin Hatch tonight incorporates the ZBA findings.

The letter from Dennis Quintal dated September 16, 2014 was discussed. He listed six outstanding items. In order, the Board discussed these as follows:

1. The first item is almost done.
2. The waiver suggestion from Mr. Quintal was discussed. The deed dimensions are noted on the plan and the boundaries are not changing. It was decided a waiver is not necessary for this.
3. A landscape waiver was granted. The sign will have annuals planted underneath. Mr. Hatch said there is a broad swale between the parking lot and the deceleration lane. Shrubs or plantings in the swale will make a dam rather than allow easy water flow. The board agreed that grass will be best in the swale.
4. Mr. Hatch explained the roof drain leads to a precast leaching bed. There was some discussion about this being a permanent structure within the wetland setback. The ZBA decision was reviewed, which specifies a building is not allowed within the setback. No drainage report was supplied for this system. It was agreed the precast leaching bed is ok for this location.
5. Mr. Hatch confirmed there will be no floor drains for this building, which is noted on the plans.
6. The state driveway permit number is on the plans.

Outstanding items:

1. The word “subdivision” needs to be replaced with “site plan.”
2. The soil scientist and engineer need to stamp the plans.

There were no further questions for this application. George made and Haeyoon seconded a **motion to close the public hearing**. The motion **passed** unanimously.

George made and Chip seconded a **motion to grant conditional approval based on the two outstanding conditions noted above**. The motion **passed** unanimously.

The impact fee schedule was reviewed. Chip made and George seconded a **motion that no impact fee was due for this application**. The motion **passed** unanimously.

Other Business

The 2014 budget to date will be reviewed at the next meeting.

At 8:50pm Chip made and George seconded a **motion to adjourn**. The motion **passed** unanimously.

Respectfully submitted
Janet S. Denison

Agendas:

- October 9, 2014
- | | |
|--------|--------------------------------------------------|
| 7:30pm | correspondence and minutes |
| 7:40pm | discussion with Jim George regarding cell towers |
| 8:15pm | continued hearing for Sweet St. subdivision |