

Planning Board
Nov. 14, 2019

Members present: Barry Hantman, Chip Current, Roger Whitehouse, Jennifer Heywood, Chris Smith, Scott Borucki

Others present: Tim Lavelle, Bud Post, Dorothea Post, Dennis Quintal, Richard Atkins, Holly Bright

Scott made and Jennifer seconded a **motion to approve the October 24, 2019 minutes as written**. Chip, Roger, and Chris abstained. The motion **passed**.

Correspondence:

- Report from Dennis Quintal regarding the Eastern Materials gravel operation. Some work has been done to fill in the steep banks.
- From DES, dated September 24, 2019 regarding the Post subdivision, Alteration of Terrain.

Roger and Chip agreed to work together on the excavation regulations.

Post Subdivision:

There was a short discussion about what conditions have been met. Tim Lavelle said the pictures of the animals were removed that NH Fish and Game requested be put on the first page of the plans. The registry won't record plans with photos. A flyer of information regarding these species can be stapled to the construction copies.

Two changes have been made to the plans, specifically filling in missing information that should be on the plans. This included the lot line distances and bearings, and the curb information from the south east corner of lot 94, and the symbols for the pin corners. The Board agreed this information needs to be on the plans.

Dorothea Post explained that the road bond amounts have been prepared by Dennis Quintal. They will meet with the Selectmen on Monday to ask for approval of the amount. The intention is to build the road rather to avoid bonding the entire amount. Dennis recommended the town have a bond in place that will cover erosion control, topsoil, fine grading, and hydroseeding. This equals \$12,064.00. The engineer review fees should start with \$3000.00 in the account.

The final approval can't be granted until the road bond is approved. All state approvals are in place. The Board agreed that all conditions, except for the road bond, have been met. This was noted on the application. Chip made and Roger seconded a **motion that conditions 1,3,4,5, and 6 are complete**. The motion **passed** unanimously.

Dennis and Bud Post explained that there is a buyer interested in building one house. There was a short discussion about how this could be done before final approval is granted and the road is built. Chip suggested they may need conditional approval and that the driveway for the one house may not be where the driveway will be when the road is built. The driveway will need to

be built sufficiently to allow emergency personnel to traverse. Mr. Post said he plans to put in the culvert and will overbuild the driveway.

There are no structures on the lot currently. It was mentioned that if the subdivision does not occur, there will be one house on a 45-acre parcel. Barry cautioned Mr. Post about selling the home, because he may not own it when they seek final approval.

The impact fee for the new construction will be imposed by the building inspector at the time the certificate of occupancy is issued.

Chip made and Roger seconded a **motion to grant an extension for the subdivision of lot 4-94 until November 12, 2020**. The motion **passed** unanimously.

Other business:

Chip updated the Board on the CIP schedule. He received an update from the library stating they will let him know what the capital changes will be. He has not received an update yet. He expects to get some figures for the new police station. Dave Knight was considering at least \$1.5 million, but the number has not been finalized yet.

It was agreed to hold a public hearing on December 12, 2019 for the master plan update and the first warrant article.

At 8:16pm, Roger made and Chip seconded a **motion to adjourn**. The motion **passed** unanimously.

Respectfully submitted,

Janet S. Denison

Upcoming agenda:

December 12, 2019

7:30pm Public Hearing for Master Plan and warrant article

8:00pm continued discussion of Stage Coach Stop Estates