

Planning Board  
April 28, 2022  
7:30pm

Members present: Barry Hantman, Chip Current, Steve Woitkun, Charles Underhill, Roger Whitehouse

Others present: Gail Turilli, Chris Garland, Paul Riley, Breyer Hall, Karl Dubay, James Seaver

The Minutes from 4/14/2022 were reviewed. Chip mentioned 3 minor changes. Line 56, remove “and anything”. Line 144 remove “his” and replace with “is”. Line 148 change “accepted” to “excepted”. Barry **made** and Steve 2<sup>nd</sup> a **motion to accept the minutes as amended**. All in favor with Roger abstaining, **motion carries**.

**Preliminary Discussion for Map and Lot 4-206:**

Paul Riley, a 30 year resident, addresses the Board. He is interested in town owned property, Map 4 Lot 206 located at Johnson Road and Hunt Road. He asks if the town is willing to sell the property. Chip stated he would have to go before the Board of Selectmen to address this. Mr. Riley questions if the property is buildable, feels that the assessment is way off as there are immense wetlands in the back. A wetlands crossing would be needed, and the lot continues into Hampstead. Chip noted that it would depend on the wetlands as far as building on the lot. A lot of record is considered a buildable lot and requirements are varied by the ZBA. Barry stated the lot has 23 acres, there is enough dry land to build but, it would require a very expensive wetland crossing which would require DES and State permitting. Gaining an easement from a neighbor may be an option. Johnson Road contains a lot of wetlands but there is a 200 ft wide dry area. A soil scientist would need to flag the lot. Approval would also need to be obtained through Hampstead. The Selectmen would determine the purchase & sales and will give access to the property for the soil scientist.

**Preliminary Discussion for Leasing Space at 12 Olde Road:**

Breyer Hall addresses the Board. He states his business is just starting out and he would like to lease space at 12 Olde Road. The business is a machine shop that deals with semi-conductors. He has done work for the space station and submarines. Chip noted that this would be a change in use and would require a minor site plan review. Things that the Board would be looking at would be hours of operation and noise levels. Chip suggested looking at the rules on the current site plan. Mr. Hall mentioned that he has spoken with Wayne Clark, who recently came before the Planning Board for the same situation. Barry stated there were a couple of conditions to that site plan which were unlimited hours and quiet machines. Mr. Hall noted he is looking to rent out one bay and uses CNC machines which basically run themselves. Barry mentioned other things the Board would be looking at would be, truck deliveries, trash pick up, customers. Mr. Hall stated there is very low foot traffic, parts get sent out and right now has one truck delivery per week. He is the sole employee and not looking to hire at the moment. Modifications to the site and hours of operation need to be part of the application. Chip noted that the application fees need to be collected and the abutters will need to be noticed 10 days prior to the hearing.

Barry also mentioned that a signature from Mr. Macomber will need to be on the application or a letter from him stating that Mr. Hall can represent him at the hearing.

**Final Approval for 87 Sandown Road – Site Plan for 55+ Apartment Complex:**

Chip noted that there was one remaining outstanding condition to be met, which was the bond acceptance by the Board of Selectmen. A copy of the bond which was accepted and signed by the Board of Selectmen Chairman was presented. Roger **made** and Barry 2<sup>nd</sup> a **motion to grant final approval**. All in favor, **motion carries**. **Final approval granted on 4/28/2022**. Mylars will be signed at the end of the meeting for recording. Fee's have been obtained.

**Continuance of Sapphire Woods Open Space Condominium Site Plan:**

Karl Dubay addresses the Board stating he is seeking conditional approval tonight. Chip stated there are 3 remaining conditions which are: updated condo documents, updated engineer's report, and an updated note from the Fire Wards. All conditions were taken care of and presented to the Board. Karl stated the road bond is being worked on and will be sent to the Board of Selectmen for acceptance. Charles asked if part of the delay was due to changes with the state highway department. Karl noted it was the AOT permit and that regulations had changed. There were no changes made to the plan design. Barry mentioned that if just waiting on state approvals and extension could have been granted. Barry **made** and Roger 2<sup>nd</sup> a **motion to grant conditional approval with one condition being Road Bond Acceptance by the BOS**. All in favor, **motion carries**. **Conditional approval granted on 4/28/2022**

**Other Business:**

Chip mentioned he is still working on updating the CIP. He still needs to speak with the Animal Control Officer and James Seaver. There are 2 seats still available on the Planning Board and one alternate seat open. Charles mentioned that one of the candidates for town moderator may be interested in a position on the Planning Board. A letter of interest can be sent to the clerk for any interested parties. At the last meeting, there was a long discussion about the deed language for the town's beaver issue. This will need to be reviewed by town counsel for recommendations. Charles stated he has contacted the state representative regarding this issue. The Town's Zoning map needs to be updated. Roger also stated that the subdivision and site plan regulations need review and updating. Barry stated that at the last meeting there was a discussion regarding solar farms and mentioned that we may want to allow this and, have an ordinance in place. Roger mentioned that there is current zoning in place for similar items. Charles noted to look into how to structure conditional uses and possibly consider digital mapping on the town website. Chip stated that RPC used to do the town maps. The membership was cancelled due to money being spent elsewhere. He suggests inquiring to get the RPC data and wrap into the maps. CAI industries has been the town's mapping company for the last couple of years and Chip asked to get in touch with them. Charles mentioned the recent election with the extension of the Village District and to address any underlying issues. He suggests a formal follow up on these issues and how to resolve them. Chip stated the Board agreed to hold off on this issue for a year before discussing again. Roger stated that the BOS has nullified this issue with a plan in place for Beach Plain and Kingston Road. The Building Inspector is now

also the Code Enforcement Officer. Chip noted he will update the infrastructure on Olde Road in the CIP.

**Final Approvals & Signing of Mylars:**

Mylars for Subdivision & Site Plan for 5 Red Pine & Colby Road were dropped off with updates. Outstanding conditions that have been met are as follows:

Note stating the date the waiver was granted

Note stating the setting of the monuments

Note stating Fire Suppression

Roger **made** and Barry 2<sup>nd</sup> a **motion to grant final approval**. All in favor, **motion carries**.

**Final approval granted on 4/28/22.** Roger **made** and Steve 2<sup>nd</sup> a **motion to assess the impact fee on the newly created commercial lot at \$1900**. All in favor, **motion carries**.

Mylars for Subdivision plan for 362 Main Street were dropped off with updates. Outstanding conditions that have been met are as follows:

State Subdivision approval

Curb Cut approval

Soil Types noted on the plan

Monumentation noted on the plan

Engineer's comments

Highway Department comments

Conservation Commission comments

Note regarding sedimentation control during construction

Work with Conservation regarding deed easement for beaver issue

Roger **made** and Barry 2<sup>nd</sup> a **motion to grant final approval**. All in favor, **motion carries**.

**Final approval granted on 4/28/22.** Chip noted to assess a single impact fee for the one new lot. Barry **made** and Roger 2<sup>nd</sup> a **motion to assess the impact fee at \$4933 for the school and \$1706 for public safety for a total of \$6639**. All in favor, **motion carries**.

Chip mentioned to assess the impact fees for 87 Sandown Road Site Plan. A question of the site being exempt from the school impact fee was discussed. Chip noted to look at this more clearly in the future. Roger **made** and Steve 2<sup>nd</sup> a **motion to waive the school impact fee**. All in favor, **motion carries**. Public Safety impact fee was then discussed. Roger **made** and Barry 2<sup>nd</sup> a **motion to assess the Public Safety impact fee in the amount of \$15,512**. All in favor, **motion carries**. Roger **made** and Steve 2<sup>nd</sup> a **motion to adjourn**. All in favor, **motion carries**. **Meeting adjourned at 9:15pm.**

**Agenda for next meeting:**

1. Minor Site Plan review for leasing space at 12 Olde Road for a machine shop submitted by Breyer Hall.

138           2. Subdivision Application for 582 Main Street, Map & Lot 2-28 submitted by David  
139           Cunningham

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143   Respectfully

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145   Gail Turilli