

Planning Board
September 28, 2023
7:30pm

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

Others present: Gail Turilli

The Board reviewed the minutes of September 14, 2023. Leo stated that the last sentence starting on line 200 should be stricken. All members are in agreement and there are no other comments from the Board. Barry **made** and Charles 2nd a **motion to accept the minutes as amended**. All in favor with Chris abstaining, motion **carries**.

Barry mentioned a letter that was sent to the Building Inspector in regards to Steve Pascoe's Site Plan as it was not built to the plan submitted and approved. The Building Inspector believes it is a state issue but will take a look at it.

Charles stated that he will not be available for the October 12 meeting.

Chip noted that 29 Olde Road is not present for tonight's meeting as the site plan has not been updated. The Board has received 3 items of correspondence: Conservation Commission's draft minutes which noted significant changes and will need to come back to Conservation. The engineer review from an abutter and the town engineer report was also received which contained a significant list of items that need to be addressed. Barry recommended to have the abutter's engineer letter be sent to our town engineer to review and amend his report based on the comments. Chip noted that the parking area is not defined and would like to see that on the plan. Barry questioned if the culvert is sufficient and would like the Conservation Commission look at that and give their opinion. Chip also mentions that the town engineer would like to see the DES permit for that culvert. Joe mentioned that the width of Olde Road was brought up at the last Board of Selectmen meeting and that there is not enough room for 2 vehicles. It is 18ft wide in one spot. Chip noted that there are no restrictions on that road. Charles mentioned the status of Olde Road in regards to maintenance and upgrade. The Road Agent previously stated that Olde Road is several years out as he feels it is in good shape except for the connection to Main Street, which may be a width issue. Chip stated that the lot lines go to the road edge.

Barry mentions that any Zoning Changes will need to be discussed at the first public hearing in December and will need to be put forward in November.

Charles questioned updating the Zoning map due to recent changes to which Chip stated that the map is current. Charles mentions that the Town Forest is composed of two types of forest property. Barry stated that this is not a zoning issue. Barry noted that there was a wetlands ordinance update per the state that has been received and he will work on that. Chip mentions that he has heard about several citizen petitions and advises those who have concerns, to come in to speak with the Board.

Charles made and Barry 2nd a motion to adjourn. All in favor, motion carries. Meeting adjourned at 7:55pm.

Agenda for next meeting:

1. 29 Olde Road – Site Plan Continuance
2. Preliminary Discussion for a possible Subdivision at 83 Hunt Road Map & Lot 4-204

Respectfully,

Gail Turilli