

Planning Board May 14, 2015

Members Present: Barry Hantman-Chairman, Josh Horns, Haeyoon Jacobus, Roger Whithouse, Chris Giordano-Selectmen's Representative, Janet Denison-clerk

Excused Members: Chip Current, Chris Smith

Others Present: Charlie Zilch

Minutes

Chris made and Josh seconded a **motion to approve the April 23rd minutes as written**. The motion **passed** unanimously.

Correspondence

- A letter from RPC regarding representatives. They had been notified that we will not be paying the 2015 dues.
- Invoice #15041 from Dennis Quintal regarding the Hoyt gravel pit inspection. This was forwarded to David Hoyt for payment.
- Supply Lines with the Source, spring 2015 newsletter
- Seminar regarding eminent domain

Subdivision Regulation and Site Plan Review Regulation public hearing

Barry opened the public hearing explaining there were non-substantive spelling errors to be corrected as well as an update to the fees. A copy of the proposed amendments has been available to the public at the Town Hall.

The following amendments to the Subdivision Regulations were discussed:

- Section II-Definitions, addition of NHDOT Standard Specifications

Chris made and Roger seconded a **motion to approve this amendment**. The motion **passed** unanimously.

- Section III.I-Four year exemption to become five years per RSA

Chris made and Roger seconded a **motion to approve this amendment**. The motion **passed** unanimously.

- Section V.B.2-General Principles: design changed to be reviewed by the Planning Board;
- Section V.B-Design Standards-Streets: design of local roadway criteria and platting of streets;
- Section V.D-Subdivision Grading and Erosion Plan: silt socks to be used;
- Section V.K-Mailbox Post Installation: distance to road and installation parameters;
- Exhibit "B"-Driveway Entrance & Mailbox Location Detail

Chris made and Josh seconded a **motion to approve these amendments**. The motion **passed** unanimously.

- Section VI.B-Street Construction Standards: update of parameters and required inspections;
- Exhibit “C”-Sample Roadway Cross-Section: update of parameters;
- Exhibit “D”-Street Construction Checklist: addition of inspections and erosion control;
- VI.C-Storm Water System: revise erosion controls and storm drain specifications;
- VI.E.2-Sidewalk Construction Standards: sidewalk slope pitch correction;
- VI.G.1-Sewage Disposal Systems: correct reference to state regulations;

Chris made and Roger seconded a **motion to approve these amendments**. The motion **passed** unanimously.

These regulations reference page numbers throughout the document. It is unclear if the new amendments will change those page numbers. Chris made and Roger seconded a **motion to remove the internal reference page numbers**. The motion **passed** unanimously.

Chris made and Josh seconded a **motion to update the non-substantive changes throughout the document as shown in the draft document**. The motion **passed** unanimously.

Chris made and Roger seconded a **motion to update the fee schedule**. The motion **passed** unanimously.

Josh made and Roger seconded a **motion to update the fee schedule and non-substantive changes throughout the Site Plan Regulations as shown in the draft document**. The motion **passed** unanimously.

Excavation Permit Renewal

Previously granted to Hoyt Realty, for the site located off Clydesdale Drive, known as Tax Map and Lot 4-28.

Charlie Zilch presented plans to the Board for review. He said nothing has changed on the plans since the previous permit was issued. He was cautioned that the permit should not be left to expire and an escrow account will need to be set up for payment to the engineer when he evaluates the site. The escrow needed is \$3000.

Mr. Zilch explained the proposed reclamation plan for the 34 acre site. Mr. Hoyt wants to close off the main excavation site, put an eight acre pond in the middle of the property, and continue some excavation near the powerlines. This will take 14-16 years in three different phases as outlined in the plans presented. There is an alteration of terrain permit with the state that is still current.

Chris made and Roger seconded a **motion to accept the application**. The motion **passed** unanimously.

The report and photographs dated April 24, 2015 from Dennis Quintal was reviewed. Mr. Zilch provided photographs showing the repaired orange safety fence. This will be an ongoing maintenance issue. Mr. Quintal will need to confirm that it's been replaced. Some dates on the plans regarding phasing will need to be updated. There has been some action at the pit; this is an enforcement issue and not purview of the Planning Board.

There was a short discussion of others using the property for horse riding and ATVs. Mr. Zilch said the property owner doesn't mind if people trespass. The owner may want to post no trespassing signs or consider removing hazardous conditions.

Waivers were previously granted for the property, as noted on the plan. These will be discussed at the next meeting.

There were no questions at this time. It was agreed to hold a site walk on May 24 at 9:30am and the discussion will continue June 11 at 8:45pm.

Other Business

The Excavation Regulations will be reviewed by the Board. Suggestions previously obtained from Mary Pinkham-Langer of the NH DRA will be forwarded to Dennis Quintal for his review.

The summer schedule was reviewed. It was agreed to meet once per month during June, July, and August unless additional meetings are required.

At 9:00pm Chris made and Roger seconded a **motion to adjourn**. The motion **passed** unanimously.

Respectfully submitted
Janet S. Denison