

## **Planning Board July 11, 2013**

Members Present: Barry Hantman-Chairman, George Manos, John Russo, Chris Giordano-Selectmen's Representative, Janet Denison-clerk

Excused members: Chip Current, Phil Emilio

Others present: Betsy Sanders, Charlie Zilch, Brad Charters, Will Charters, Carsten Springer

### Minutes

The minutes of June 13th were reviewed. Chris made and George seconded a **motion to approve the June 13, 2013 minutes as written**. John abstained. The motion **passed**.

### Correspondence

- June 26 letter from SEC re: Charbro site plan
- June 26 Waiver request from Site Plan Regulations section 28, storm drainage
- Copy of July 2 letter to Selectmen from Civil Construction re: Hoyt gravel pit bonding
- Email sent July 3 from Robert Pruyne, RPC to Janet Denison re: broadband map verification—Barry volunteered to help with this project
- July 3 review comments from Civil Construction re: Charbro site plan
- July 8 letter from SEC re: Charbro site plan, with revised plans dated July 6, 2013
- Copy of July 8 Selectmen draft minutes re: Hoyt gravel pit bonding
- July 9 review comments from Civil Construction re: Charbro site plan
- DOT driveway permit dated 7/10/2013, permit # 06-113-080 to Charters Brothers
- July 10 request from Charlie Zilch to extend the review period for the Hoyt plans, both subdivision and pit restoration
- Notice for a workshop titled “Summer Erosion Control Field Days”—George plans to attend
- Invoice from Civil Construction for \$678.40 for review of Charters Brothers plan
- Warrant for Civil Construction to be paid \$678.40 for review of Charters Brothers plan—signed by Barry

### Granger Road Bond

Betsy Sanders, the town treasurer, explained a road bond was started in 2004 for a development off of Brentwood Road. The memory of a previous Planning Board member was that the bond was issued by the bank with the incorrect amount. The applicant then issued \$1,100 in the form of a passbook to make up the difference. It is assumed that when the project was completed and the bond released, the cash amount was forgotten. The Board agrees the project has been completed and the roads, Fawn Lane and Buck Circle, accepted by the town. The town auditor has recommended that the bond be returned in order to clean up the books. Mrs. Sanders agreed to calculate the interest due and have this information given to the Board of Selectmen.

Site Plan Review—Charters Brothers 27 Main Street

The Board reviewed the correspondence regarding this plan. It was agreed no bond will be needed due to this particular plan.

There was a short, informal discussion about the waiver requests. The culvert has been approved by the state. Jim Driver of the DES is aware of the depth and size. Barry said he sees no problem with the waiver. These will be discussed formally at the next meeting.

The Board invited Carsten Springer to join the discussion and to add input from the Conservation Commission. He explained that Phil was able to fill in the CC with the details from the Planning Board meetings including the parking lot configuration, regrading, and improved drainage.

Carsten explained that, due to the MS4 permitting through the EPA, the Charters brothers may want to have the water tested. This would establish a baseline for the area. Chris disagreed that this should be done. The Charters brothers said they will consider whether or not to have the water tested. The Planning Board is not requiring them to run the tests.

Barry pointed out the locus map does not have Bartlett Brook on every sheet.

John made and George seconded a **motion to close the public hearing**. The motion **passed** unanimously.

After discussion, Chris made and George seconded a **motion to grant conditional approval, only if the locus maps are updated and the requested waiver is granted**. The motion **passed** unanimously.

Barry reminded Mr. Zilch that the Board will need checks in order to record the mylar. The waiver discussion will be held August 8<sup>th</sup>.

Hoyt-Clydesdale Drive subdivision & excavation/restoration-property owned by Al Hoyt and Sons, Inc., Tax Map 4, Lot 28: final approval and excavation permitting

Chris made and George seconded a **motion to extend the review period for the Hoyt subdivision and excavation/restoration plans until October 24, 2013**. The motion **passed** unanimously.

The Board briefly discussed the bond which was approved by the Selectmen. A letter will be sent to Dave Hoyt from the Selectmen.

At 8:55pm Chris made and George seconded a **motion to adjourn**. The motion **passed** unanimously.

Respectfully submitted

Janet S. Denison

Agenda:

- Aug. 8, 2013

7:30pm Correspondence and minutes

7:40pm Site Plan Review—Charters Brothers 27 Main Street  
Waiver request for Site Plan Regulation section 28, storm drainage, requiring a minimum of 3' of cover over the proposed driveway culvert

8:00pm Hoyt-Clydesdale Drive subdivision & excavation/restoration  
property owned by Al Hoyt and Sons, Inc., Tax Map 4, Lot 28:  
final approval and excavation permitting