

Planning Board
Jan. 14, 2016
7:30 pm

Members Present: Barry Hantman-Chairman, Chip Current, Haeyoon Jacobus, Chris Smith, Chris Giordano-Selectmen's Representative, Janet Denison-clerk

Excused Members: Roger Whitehouse

Others Present: Charlie Zilch, Downey Shea, Michael Shea, Nick Golon, Jake Dusling

Minutes

The minutes from December 10, 2015 were reviewed. Chip made and Chris G. seconded a **motion to accept the December 10, 2016 minutes as amended.** The motion **passed** unanimously.

2016 ballot

Barry explained there are open positions on the ballot: two three-year positions and one two-year position. He encouraged incumbents to sign up to be on the ballot and any others in town who may be interested in participating in town business. There are also two alternate positions available.

Other Business

The annual report is due soon. A list of the 2015 applications will be sent to Barry. It was agreed to have Barry write the report on behalf of the Board.

Correspondence

- Supply Lines with the Source, newsletter
- Letter dated Jan. 4, 2016 from Charlie Zilch, requesting a continuance of the Cotton Farm site plan review until the Jan. 14th meeting
- Letter dated Dec. 16, 2015 from Peter Loughlin regarding the Cotton Farm site plan review

Preliminary Discussion with Downey Shea regarding purchase of the Hoyt gravel pit

Barry explained that this is a preliminary discussion and no decisions will be made by the board and the conversation is not binding to either party.

Charlie Zilch introduced Downey Shea and his son Michael, owners of Eastern Materials. Mr. Shea is interested in purchasing the Hoyt gravel pit from Dave Hoyt. Mr. Shea said he plans to continue the gravel operation and has already begun work restoring some areas. He noted the pile of detritus and plans to bring in equipment to take the stumps off site for grinding. He has worked with an abutter to secure access through their property.

The excavation permit will need to be transferred to the new owner. He said that any change in ownership of a commercial property prompts a site plan review. This is to review any previous plans for the commercial operation with the new owner. The bond and the peer review accounts

will need to be discussed, as well as the prior plans involving the subdivision of the two lots near Clydesdale Drive. Mr. Shea said he has not decided whether to keep the pond as Mr. Hoyt had proposed. He said there is still a lot of material to be removed before a pond can be made. He said the timeframe will probably be modified, but he will work with the plan as approved for now.

They were told they need to apply for a minor site plan review. A letter will need to be provided stating the property is sold with the name of the new owner. Mr. Hoyt will need to sign the letter also. Abutter notifications will need to be sent out and state regulations will need to be reviewed. The Board will ask about hours of operation.

Mr. Shea said he's already contacted Harry Korslund of Haverhill Bank about the letter of credit. Mr. Shea gave a brief description of his and his family's involvement in the gravel industry. He does not plan to crush any stone on-site and he tries to keep a five-day work week. He said that any Board member is welcome to visit the site, or any other site that he owns, unannounced and at any time. He said he's big on preserving real estate. It was mentioned that Mr. Hoyt allowed residents on the site and Mr. Shea may want to consider doing the same once the site is made safe.

Preliminary Discussion regarding Unitil project along Route 111

Barry explained that this is a preliminary discussion and no decisions will be made by the board and the conversation is not binding to either party.

Nick Golon and Jake Dusling introduced themselves as engineers with TFMoran, working on a project for Unitil. It was explained that the current circuit feeds 95% of the town and is historically unreliable. A new substation has been built in Kingston and a new line is proposed along Route 111, tying into the existing line along Route 111A. This will reduce outages and speed repairs. They asked about whether or not this would require a site plan review and it was agreed they did.

They explained that they've obtained an exemption from NHDOT for the placement of the poles within the state right-of-way. The state requires 30' from the solid white line and 8' behind guard rails. They have applied for a conditional use permit through the Selectmen.

Chris G. asked about putting the wires underground. Mr. Dusling said underground cables still have potential for outages, they are more expensive to put in, and repairs are more difficult and costly. He said that to put this particular proposal underground would cost about \$5 million.

There was a short discussion of the access proposed for Frye Road. Mr. Golon said they have a copy of the plans and will make accommodations.

Barry said this Board will need to conduct a minor site plan review. This will require a note from the state, the construction plans and how it will impact the residents, the type of construction equipment to be used, and the hours of operation. Other issues may be discussed.

Mr. Golon said they've already discussed the plans at the state level and it was agreed that above ground installation is better than burying the lines. They were required to be bonded for this project.

The request was made to consider at least burying the lines that will cross Main Street as that is the gateway to the town. They said they will look at the plans to see how this can be done but said they are at the mercy of the NHDOT regarding what they can and cannot do.

Other Business

Barry announced the Board has put a few Warrant Articles on the town ballot and asked for the town to support the proposals. The Deliberative Session is scheduled for February 6th and a snow date for February 7th. The primary election will be February 9th from 8am to 7pm. The town election will be held in March.

The mailbox ordinance was recently reviewed by the Board of Selectmen. Chris G. mentioned that this will need to be reviewed in the Site Plan and Subdivision. It was agreed to look at these after the elections.

Chip is still revising the Excavation Regulations. Transfer of ownership will be reviewed. The CIP letters need to be sent to the town departments.

At 8:40pm Chris G. made and Chip seconded a **motion to adjourn**. The motion **passed** unanimously.

Respectfully submitted
Janet S. Denison

Upcoming Agenda:

- January 28, 2016
7:30pm minutes and correspondence

7:45pm Minor Site Plan application: new poles for Unitil along Route 111

8:15pm Site Plan application for Cotton Farms MHP, LLC. This is to remove the two existing four-unit apartment buildings located at 41 and 42 Beatrice Street, known as Tax Map and Lots CF-H and CR-J, and construct two six-unit two-story apartment buildings within the same footprints.

8:45pm Lot Line Adjustment for KDRM, LLC, 79 and 97 Sandown Road, M&L 1-32 and 1-32-1