The meeting was called to order at 7:00 p.m. by Chair Alice Tuson

Attendance:

John Storrs, Henry Huntington, Jeremy Minery, Chair Alice Tuson, Bob Cole-Vice-Chairmen, Ex-Officio Jeff Miller, Rodney Phillips

Acceptance of Minutes:

December 19, 2019, Regular Meeting – Henry Huntington made a motion to accept the minutes as written, seconded by John Storrs. All in favor. Yes. Minutes Approved.

Discussion:

Al Bissonnette came before the board to ask about the possibility of having a business selling heavy equipment such as excavators and bulldozers on the corner of Route 129 and Route 106. This area is within the economic development area and is zoned as commercial industrial. The board had a brief discussion and it was deemed that if Mr. Bissonnette wishes to move forward with his idea, he would need a site development plan and come before the board at the next meeting on February 20, 2020.

Conceptual Discussion:

NE Solar Garden-Mr. Michael Redding came before the board with a conceptual plan for a solar farm to be placed on Mr. Charles Aznive property on Pleasant St Map 15, Lot 2. The solar array would be in a field that is located in a clearing surrounded by trees. The solar panels are impervious and will be a fixed-tilt style, facing south and take up around 8 acres. There were no abutters for this property in the audience. There is a road to this field that already has PSNH poles on it, located near the cell tower. Chair Tuson explained that currently there is no ordinance to allow solar farms in town. She advised NE Solar Garden that the board will need to wait for the town meeting in March to see if the town residents will vote yes on a proposed solar farm ordinance. Julie Robinson from the conservation commission asked how is the clean up handled as the solar panels age. Is there an environmental impact on soil remediation? Mr. Redding explained that they follow the NH state guidelines for handling any such cleanup. For NH Solar Garden to move forward they would need a special exception or possibly a variance from the Zoning Board of Adjustment. If they are approved by the ZBA, they can come to the Planning Board with a Site Plan.
Old Business:

Application #19-08, Hemphill Living Trust- Subdivision Map 1, Lot 20 - Mr. Jeff Green who is representing the Hemphill Living Trust. They are dividing a 30.76-acre lot into two lots. Mr. Green presented the board with new plat plans for this subdivision as he has employed a new wetland scientist and the mapping was redone for the 2 lots 17.55 acres on Staniels Rd. and 14.553 acres on Ricker Rd. There are two wetland areas that don’t allow a driveway to be built for either lot. There is an abutting 90-acres located on Map 2, lot 21 own by John C. Johnson that Mr. Green will be working with. This project is to construct a road on Mr. Johnson’s property that will create the road frontage for the Hemphill project. Mr. Green presented the board with 3 waivers.

Waiver #1 is asking for item #10 on the existing conditions list and #12 on the proposed checklist for site-specific soil. They are showing the soils are from the NRCS Web Soil Survey. Mr. Cole made a motion to grant the waiver. Mr. Miller seconded the motion. All in favor. Waiver granted.

Waiver #2 is asking for item #11 on the existing conditions list and #13 on the proposed checklist for wetlands. They are showing wetlands for the buildable area but request the waiver for the remaining back around. Mr. Huntington made a motion to grant the waiver. Seconded by Mr. Cole. All in favor. Waiver granted.

Waiver #3 is asking for #9 on the existing conditions checklist for topography. They are showing the topography for the buildable area. And requesting the waiver for the remaining back area of the property. Mr. Phillips made a motion to grant the waiver. Seconded by Mr. Cole. All in favor. Waiver granted. Mr. Phillips made a motion to accept the application as complete. Seconded by Mr. Cole. All in favor. Yes.

Mr. Phillips made a motion to approve the application with the following conditions. Seconded by Mr. Phillips. All in favor. Yes.

1. Show the buildable area of both lots on the plan.
2. Add property line monuments to the plan.
3. Approval of proposed road, map 21, Lot 2.

New Business:

Application: 20-01 K. Barton-Subdivision Map 48 Lot 2 - Mr. Jeff Green is representing for Alan and Letty Barton Irrevocable Trust came before the board. They are looking to subdivide this lot of 22 acres into 2 lots located on the corner of Flagg Rd and Old Shaker Rd for their grandson Kevin Barton. The lot will have road frontage of 616 feet on Flagg Road. The lot has an existing well and approved septic system. Mr. Green noted that on a previously recorded plan the lot was number 48-2 so the new lot will be numbered as Map 48 Lot 2-2. Mr. Phillips made a motion to accept the application as complete. Seconded by Mr. Cole. All in favor. Yes. Mr. Green presented the board with 4 waivers.

Waiver #1 is asking for item #10 on the existing conditions list and #12 on the proposed checklist for site-specific soil. They are showing the soils are from the NRCS Web Soil Survey.
Mr. Cole made a motion to grant the waiver. Mr. Storrs seconded the motion. All in favor. Waiver granted. 
Waiver #2 is asking for item #11 on the existing conditions list and #13 on the proposed checklist for wetlands. They are showing wetlands for the buildable area but request the waiver for the remaining back area.

Mr. Cole made a motion to grant the waiver. Seconded by Mr. Storrs. All in favor. Waiver granted.
Waiver #3 is asking for #9 on the existing conditions checklist for topography. They are showing the topography for the buildable area. And requesting the waiver for the remaining back area of the property. Mr. Huntington made a motion to grant the waiver. Seconded by Mr. Storrs. All in favor. Waiver granted.

Waiver #4. Section 23.6 1(e) for lot configuration requirements. Requesting to waive the 4 to 1 lot configuration for lots of 10 to 50 acres in size. The lot that is being created is 16.428 acres in size and due to the fact, the entire back area of the lot is unbuildable wetlands. Mr. Phillips made a motion to grant the waiver. Mr. Huntington seconded the motion. All in favor. Waiver granted.

Mr. Huntington made a motion to approve the application with a condition that waiver #4 be corrected to say 16.159 acres. Seconded by Mr. Storrs. All in favor. Yes.

Application: 20-02 M. Barton-Subdivision Map 48 Lot 3 Mr. Jeff Green is representing the Allan and Letty Barton Irrevocable Trust came before the board. They are looking to subdivide this lot of 16.9 acres into 2 lots for their grandson Mark Barton. The new lot will be 3.269 acres with road frontage of 1,617 feet on Old Shaker Road. There is a gated road that will be used as a driveway. Julie Robinson of the conservation commission asked Mr. Green is the buildable area within the 75-foot wetland buffer. Mr. Green confirmed it was. A motion was made by Mr. Phillips to approve the application as complete. Mr. Storrs seconded the motion. All in favor. Yes.

Mr. Green presented the board with 3 waivers:
Waiver #1 is asking for item #10 on the existing conditions list and #12 on the proposed checklist for site-specific soil. They are showing the soils are from the NRCS Web Soil Survey. Mr. Cole made a motion to grant the waiver. Mr. Storrs seconded the motion. All in favor. Waiver granted.
Waiver #2 is asking for item #11 on the existing conditions list and #13 on the proposed checklist for wetlands. They are showing wetlands for the buildable area but request the waiver for the remaining back area. Mr. Phillips made a motion to grant the waiver. Seconded by Mr. Miller. All in favor. Waiver granted.
Waiver #3 is asking for #9 on the existing conditions checklist for topography. They are showing the topography for the buildable area. And requesting the waiver for the remaining back area of the property. Mr. Huntington made a motion to grant the waiver. Seconded by Mr. Storrs. All in favor. Waiver granted. Mr. Huntington made a motion to approve the application with the following conditions. The motion was seconded by Mr. Storrs. All in favor. Yes.

1. Monuments need to be added to the final plan.
2. Culvert needs to be shown on the final plan
3. Well and well radius needs to be shown on the final plan.
4. A buildable area needs to be shown on the final plan.

Application: 20-03 John C. Johnson Site Plan Review- Map 2, Lot 21- Mr. Jeff Green is representing John Johnson for a Proposed Access Road on 94.1 acres on Ricker Rd. This project is to construct a road on Mr. Johnson’s property that will create the road frontage for the Hemphill project. Mr. Cole recused himself from this application. Abutter Roy Merrill of 18 River Rd. was in the audience. Mr. Green stated he knows the application is not complete but wanted to speak with the board to get their feedback. Currently, there is approval from the Zoning Board of Adjustment for gravel removal on this property. The owners have not done anything with that yet. The entrance to this property is grated with a 50-foot right of way. The proposed private road will be 200 feet long with a temporary hammerhead approximately 100 feet into the property and is 24-feet wide. There are wetlands within 45 feet on the right side of the proposed hammerhead. The wetlands slope back around to the left of the hammerhead. Mr. Miller said he was speaking to the road agent and it was stated that 100-feet of the roadway would need to be paved at the entrance. Mr. Huntington asked should there be a bond in place to ensure the road gets completed and maintained? There was a brief discussion from the board members. Mr. Green stated that he is working to have a maintenance agreement drawn up between Johnson and Hemphill on who and how this road will be maintained. Julie Robinson of the conservation commission asked if the hammerhead could be moved so that it is not 45-feet from the wetlands? Mr. Green agreed that if he moved the hammerhead 30 feet further down the proposed roadway it would be able to get to the largest area away from the wetlands. Mr. Huntington made a motion to continue this application. The motion was seconded by Mr. Phillips. All in favor. Yes. Application is continued to February 20, 2020, at 7 p.m. with no further notice.

Board Discussion:

- Wayne Thistle requesting the town refund him $1,438.05 remaining in escrow from the previously approved subdivision on Young’s Hill Rd. Mr. Thistle has not completed the road that was required for the approved subdivision. There is no bond in place to complete the road. Mr. Thistle has indicated that he is not planning to complete the road. The board decided they would not return the money as the application was approved.
- Email from National Council for Home Safety and Security regarding city flooding. They wanted to place an ad on the town web site. The board agreed the ad is used for selling products/services and that they are against the idea to have them on the website.
- Email from Chief Blanchette regarding a complaint about RVs being parked at a School Street property. The chief placed a cease and desist order. It is known that the property owners have a business of RV rentals and they usually bring in an RV for cleaning after a rental and then take them back to the business location once cleaned. After a brief discussion, the board concluded the owners need to come before the ZBA.
- There are 2 open seats on the board in the upcoming election. Chair Tuson said she would send an email to the two alternates to see if they were interested in running for election.
Report of ZBA:
Matthew Moore and Web Stout-Conceptual Plan - Central NH Trailers
Scott Dubois-Flagg Hill Road Property

- #Z20-01- A to B Auto Sales-Special Exception Map 30/Lot 24
- #Z20-02-Best Septic-Special Exception Map 49/ Lot 124

Report of the Board of Permit:
NHMS-Eastern Snocross to be held on February 15 & 16 with an expected crowd of 2,500 people.

Adjournment: Motion to adjourn made by Mr. Storrs and seconded by Mr. Phillips. All in favor. Yes. Meeting adjourned at 9:10 p.m.

Submitted by,
Karen Hayes
Administrative Assistant