



PLANNING BOARD

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MINUTES OF THE PLANNING BOARD WORK SESSION

Thursday, May 07, 2015 – 7:00 p.m. – Town Hall Conference Room

Members Present: Chair Stu Gerome, Scott Baker, Courtney Homer, Chip Hussey, Selectmen's Rep - John McDevitt, Alternate - Steve Gerrato

Members Absent: David Moore, Rich Winsor

Staff Present: Mark Fougere - Consultant

Chair Gerome opened the Planning Board meeting at 7:00 p.m. A roll call was taken by the Chair; he announced a quorum was present and the meeting was being recorded.

1. Wally Berg: Transfer of Frontage

Wally Berg addressed the Board, explaining that he owns approximately 14 acres on Post Road. He gave his son a backlot with 20' of frontage as required at the time. He asked to transfer the footage to another portion of the lot he gave to his son, making the property a little wider. When the property is sold, there will be a clean lot line.

M. Fougere added that a provision in RSA 674.41 allows, with approval of the Board of Selectmen and Planning Board, the construction of a building on a private road. He was unable to contact the Town Attorney for clarification. He continued that if RSA 674.41 is appropriate, W. Berg will submit a letter to the Selectmen requesting permission to access his property via the private way. The Selectmen will then refer it to the Planning Board for their comments; the Selectmen will make the final decision. The other alternative would be to go to the Zoning Board for a Variance to remove the 20' of frontage.

J. McDevitt pointed out that the RSA refers to "erection" and there is already a building on the lot; M. Fougere agreed and was the reason he called the Town Attorney for clarification. C. Hussey stated W. Berg would have to obtain permission from the condo association to use the road; M. Fougere stated that the road was being used now. The Board suggested that W. Berg check with Don Cook on ownership of the road. W. Berg told members that the lot was already associated with the condo association. Once his son sells his house, W. Berg will be putting a conservation easement on a portion of his land to restrict building on the back area.

Chair Gerome asked W. Berg if he had the easement in writing. There was a brief discussion about who owned the right-of-way. Chair Gerome stated that the only legal way the lot was created was by the 20' of frontage, and W. Berg was asking to eliminate that frontage. He continued that he was unsure if the ZBA had the authority to do that. For issues related to the sale of property, the mortgage company will need something in writing. Chair Gerome told W. Berg there were some things that needed to be cleared up before they could go any further. He continued the Board would need clarification from the Town Attorney.

2. Revision of Conditional Approval Forms & Application Checklist

M. Fougere redid the checklist. The Subdivision Checklist summarizes for applicants everything that is required; he also did a Site Plan Checklist. Both of those will become part of the application. Revised approval sheets were reviewed. Sheets can be revised as needed.

3. Grant for Stormwater Regulations – Mark Fougere

M. Fougere reviewed the Piscataqua Region Estuary Partnership grant with the Board, which was suggested by the Town Administrator. It was his understanding that the Planning Board had discussed revising stormwater regulations in the past. The grant application covers a variety, including stream and wetland buffers as well as increasing buffer setbacks. The grant also includes a model stormwater ordinance that they suggest be adopted; it doesn't have to be followed verbatim. Stormwater guidelines will be included in the Site Plan and Subdivision Regulations, which won't have to go to Town Meeting. The grant is for \$10,000 to \$20,000; the Town Administrator does have some funds available in the budget for stormwater management. Grant applications are due June 05, 2015.

The consensus of the Board was to review the model and compare it to the Town's. Chair Gerome stated that the current regulations need to be revised; however, some work has been done on the current stormwater regulations. A copy of the model will be emailed to members and the Town Engineer. Further discussion of the grant was continued to the meeting on Thursday, May 21. Chair Gerome suggested a meeting between M. Fougere and the Town Engineer take place prior to the meeting on May 21 to review the stormwater regulations.

4. Zoning Ordinance Updates and Revisions

M. Fougere reminded the Board he was asked to do an analysis on work force housing for compliance with the State statute and review the Growth Management Ordinance. There also needs to be clarification in the ARH Ordinance regarding the required 50' wide landscape buffer.

J. McDevitt suggested criteria be added requiring private roads in subdivisions with three or more units be named by the Town for 911 purposes.

S. Gerrato suggested that the Board consider provisions for preventing nitrates from entering streams. He would also like to discuss impact fees.

5. June Work Session: Monday, June 01, 2015 – Joint Meeting with Board of Selectmen (TIF Districts)

The June work session will be held on Monday, June 01 at 7:30 p.m. Following the work session with the Selectmen, the Planning Board will continue with their meeting. There will not be a meeting on Thursday, June 04 or Thursday, July 02.

6. Approval of Minutes

Approval of minutes was continued to the meeting on Thursday, May 21, 2015.

7. Topics for the Public Hearing

The review of the hydrogeological study for Bramber Valley may not be ready for the public hearing on Thursday, May 21.

Alden Avenue is an old project that will be returning to the Board. There were some issues with the submittal due to zoning changes. In addition, the applicant may be required to go to the ZBA.

8. Other Business

Debbie Beck addressed the Planning Board regarding the property on Rt. 33, the Van Etten subdivision. She stated that the water was impounding behind her house as well as on TG's property. The swale has been packed down and the water is not going through the major concrete culvert. She told the Board that she was going to get an excavator and dig out the swale that is located behind her house. She further stated that she was not going to continue to maintain issues created by poor planning. The Town Engineer, Chair Gerome, J. McDevitt and M. Fougere will do a site walk on Thursday, May 21.

9. Adjournment

MOTION: *C. Homer moved to adjourn at 8:00 p.m. Second – J. McDevitt; all in favor. MOTION CARRIED*

NEXT MEETING

Thursday, May 21, 2015 – 7:00 p.m., Public Hearing, Town Hall Conference Room

Respectfully Submitted: Charlotte Hussey, Secretary to the Boards

Approved: Thursday, May 21, 2015