

PLANNING BOARD

February 20, 1991

Members in attendance: Richard Smith, Sr., Chairman;
Robert Marston, Mel Keddy, William DiProfio

Others in attendance: Sarah Campbell, Rockingham Planning
Commission, and Larry Smith & Dennis Quintal, Conservation
Commission, Austin Carter, Fire Dept.

The meeting was called to order at 7:35pm by Mr. Smith.

William Krooss Mr. Krooss requested a Public Hearing for March
to allow a Lot Line Adjustment to Lots 7-2-51 and 7-2-52 (Lots 10
& 11 his plan). He explained that the change is needed to
correct a mistake on his part. His original plan shows a pipe
crossing the wetlands and he wants to correct the current plan to
comply with the already approved wetland crossing with this pipe.

Mr. Krooss requested the Board consider allowing the present
regulation to supersede the previous regulation which was in
place at the time of approval of his subdivision which would
allow paving of the road perimeter at the cul-de-sac. The
previous regulation would have required paving of the entire
cul-de-sac.

Ms. Campbell suggested that this change, if approved, be shown on
the plan.

Mr. Krooss submitted his application and check in the amount of
\$52.50. This Public Hearing was scheduled for the March 20, 1991
meeting at 7:45pm.

FMR-James Rand Mr. Rand ^{graphical 3-20-91 mjm} preliminarily addressed the Board
regarding a topological error between the plan and that which
actually exists. He noted the intent is to put the retention
pond in the low ground. He said the original intent was not to
place the pond within the hill and bank to make an artificial
retention pond. By keeping the pond in the proper area it would
satisfy the original area description. Mr. Rand said that
complying with the original plan would mean encroachment into the
pond buffer zone. The change would necessitate the addition of
one more driveway to relocate on the other side of the pond.

The pipe elevation and slope, rate of discharge will remain the same. Mr. Rand noted that they can satisfy the original conditions as shown, however, there would be a lot of earth moving.

Mr. Larry Smith said contour lines need to be shifted. He noted basically the mistake was in making the map.

Mr. Rand noted the changes take place after Drive B. He said street numbers need to be changed as the sides got reversed.

Mr. DiProfio stated no change can be made without going to the Selectmen's office.

Mr. Rand said the change was suggested by the Selectmen's office.

Ms. Campbell requested they submit a letter from Exeter & Hampton allowing crossing under their lines. Also, to have the Town Engineer review the proposed change.

Larry Smith stated the Conservation Commission was not concerned and everything remains the same regarding drainage.

Austin Carter arrived at the meeting at this time.

Mr. Rand said that Mr. Frank Wilson will pay the review bills.

Mr. DiProfio said they would require an okay from Exeter & Hampton to relocate within their ROW.

Mr. Richard Smith asked how the houses nearest the streets would access their yards without driveways.

Mr. Rand stated they would access right off the road.

Mr. Smith asked what the distance was from the road to the pond.

Mr. Rand stated 850ft.

Mr. DiProfio asked if this were the only fire pond on the property. It is 1000 ft. to the last house.

Mr. Rand asked the procedure to make the change as requested.

Ms. Campbell suggested he make out a subdivision application and note it was for a change of plan; she then said he could call it a Lot Line Adjustment. She noted abutters would have to be renotified. Cost would be \$40.00 plus \$2.50 per abutter. The Secretary will require a new list of abutters.

Mr. Rand will get the plans to Ms. Campbell by Monday, February 25, 1991.

FMR will be placed on the March 20, 1991 agenda for 8:00pm.

Mr. Rand stated to the Board that the fire pond will be started first thing in the spring.

Meeting night change Mr. DiProfio requested the Board take under advisement to change the meeting night from Wednesday to Thursday evenings. The change will enable the Boy Scouts to meet in the Town Hall.

Mr. DiProfio motioned beginning in April the Planning Board will meet the third Thursday of each month.

Mr. Keddy second.

The motion passed 4- 0 .

Minutes The minutes of December 18, 1990 and January 16, 1991 were approved as revised. The revision will be distributed to the members prior to the next meeting. *20-3-91 njm*

Town Engineer Review of Mills Property A lengthy review was received from Town Engineer regarding the Mills property off Andrews Lane. Ms. Campbell will file the report. Mr. J. Stevens has requested a meeting with Ms. Campbell and Mr. Pica to discuss his evaluation.

Larry Smith has requested to attend this meeting as the Conservation Commission has some concerns they wish to address.

A letter from the Conservation Commission drafted by Dennis Quintal was received by the Board. *IT asked for 50 + 100 YR STORM calculations - 3-20-91 njm*

Larry Smith said that Forests & Lands and Wetlands Board are investigating other situations at the site.

There was further discussion about the Town Engineer's report.

The Mills/Scarpiccio proposal will appear on the March 20, 1991 agenda.

Home Occupation Public Hearings Two Public Hearings regarding Home Occupations were scheduled:

Janet Morrill - March 20, 1991 8:30pm
Donna Davis - April 18, 1991 7:45pm

Miscellaneous Mr. Smith read and reviewed various incoming correspondence. This included workshops offered, Environmental Newsletters, Conservation Camp.

It was reported that the signs at the Marshall property (Home occupation) have been attached to the house.

The meeting was adjourned at 9:50pm.

Respectfully submitted,

Nancy J. Marden, Secretary

Typed: February 25, 1991