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May 16, 1991

Members in attendance: Richard Smith, Sr., Chairman;
Catherine George, Dr. Robert Marston and Raymond Donald

Others in attendance: Sarah Campbell, Rockingham Planning
Commission, and Larry Smith, Conservation Commission

The meeting was called to order at 7:45pm by Mr. Smith.

Mr. Donald motioned to accept the minutes of April 1991.

Ms. George second.

Ms. Campbell and Larry Smith suggested the corrections as shown
on the attached pages so affected.

The Board approved the corrections as suggested and the motion
carried 4-0.

Mr. Donald motioned to accept the minutes of March 1991 based on
corrections shown on the attached pages so affected.

Ms. George second.

The motion passed 4-0.

Mr. Smith reviewed incoming mail.

Great Bay (clean up information).
Application for crossing wetlands (for file) Jacques.
Letter from First NH Bank re: Krooss
Conference: Tufts University
Driveway permit for two driveways at 17 North Road.
Dept. of Environmental Services, Water Supply & Pollution
Control for Scarpicchio. WPM-3739.
Civil Consultants letter: re:FMR - Phase II \$41,635.
Wetlands Conference - Larry Smith will attend.
Environmental News.

FMR The Board discussed the FMR project regarding what needs to
be bonded. Mr. Smith noted there are no underground utilities,
they are overhead. They discussed whether or not the water
system was a public or private water system. The landscaping
costs were also discussed. Civil Consultants has deducted the
water supply/equipment costs.

Public Hearing-Lot Line Adjusment-Jacques & Hughes The Public Hearing for a Lot Line Adjustment was opened at 7:13pm. This is Planning Board application #91-3 for the record.

Ms. Anne Bialobrzkeski stated the plan presented is the same physically as that which was shown on the preliminary plan last month. She noted the abutters were added.

Ms. Bialobrzkeski stated the land exchanged will be of equal size and area between the parties. The Jacques property will be giving up a 60 ft. strip which exits onto Rte. 107. In exchange, they will be adding a portion of equal size behind the Hughes property.

Abutters present were: Mr. LaPorte and Mr. Scliris. Both Mr. Hughes and Mr. & Mrs. Jacques were present.

Mr. Smith asked why the boundaries are noted "to be set".

Ms. Bialobrzkeski stated the Subdivision regulations say they will be set before obtaining a building permit. (A subdivision of the Jacques property is anticipated in the near future).

Mr. Scliris discussed the leach bed location with the engineer. There was no further public question on this matter.

Mr. Donald motioned to accept the Lot Line Adjustment as shown on the plan.

Ms. George second.

The motion carried 4-0.

The Board signed the mylar and copies.

This Public Hearing was closed at 8:30pm.

Public Hearing for Subdivision-Jacques The Public Hearing for Subdivision for Curtis & Lucienne Jacques was opened at 8:31pm.

Ms. Anne Bialobrzkeski opened discussion based on the preliminary hearing held in April 1991. She noted the parcel contains 11.68 acres which Mr. & Mrs. Jacques wish to d'vide into three lots. The subdivision reflects the Lot Line Adjustment which was granted this evening. One lot is designed to have a 60 ft. frontage which will require a denial which will enable the Jacques to proceed to the Board of Adjustment for a variance request.

The High Intensity Soils Study has been completed for the whole parcel.

Mr. LaPorte abutter was present.

Ms. Bialobrzkeski said notes regarding the variance will be placed on the plan if the variance request is granted by the ZBA. She said the Jacques are scheduled to appear before them next week.

When asked for the total acres on Lot 1, it was noted that there are three acres and well over 1/3 of it has dry soils suitable for building.

Culvert approvals have already been asked for with the passing through the wetland.

Ms. Bialobrzkeski stated they are in compliance with all aspects of the Zoning Ordinance except for the 60 ft. frontage on one lot.

Mr. Jacques explained that the subdivision is sensible as all three lots will have three acres or more. He noted his desire to make it a positive addition to the town. He also noted the use of the swales as boundaries, thus making the proposed lot lines the best configuration for the property.

Ms. George motioned to disapprove the subdivision as there is not enough frontage on Lot 3.

Dr. Marston second.

The motion carried 3-0. (Mr. Donald had left the area temporarily).

Dr. Marston asked about the boundaries, if they are going to be granite or concrete. He noted iron pipes are not permissible.

Ms. Bialobrzkeski noted that she found the iron pins where they are noted.

Mr. Smith noted after some discussion, that the Board would want to hear the ZBA decision prior to further discussion about the rest of the plan as submitted.

Mr. Donald stated there was not much hope of approval of the variance requested from the ZBA.

Ms. Bialobrzkeski stated that during the preliminary discussion with the ZBA she thought they were receptive to the concept.

Mr. Smith said they started the 90 day clock this evening.

Ms. Bialobrzkeski asked the Board to review the plan in its entirety.

Mr. Donald stated if she left a copy of the plan, Larry Smith and Sarah Campbell would review.

Mr. Donald gave a general review of the plan and said it would need the review from Larry Smith and the Board would need to do a more detailed review.

Larry Smith stated that Conservation Commission would have a detailed report ready for the June meeting.

Ms. Campbell noted a problem with the procedure. She noted once denied, the Board would be unable to approve it at a future meeting.

Ms. Campbell said the Board cannot approve without the ZBA approval.

Ms. George motioned to rescind the denial.

Dr. Marston second.

The motion to rescind the previous denial of the subdivision for Curtis and Lucienne Jacques was carried 4-0.

Ms. George motioned to send the applicant to the Board of Adjustment due to lack of adequate frontage on proposed Lot 3 and continue this hearing until next month (June 1991).

Dr. Marston second.

The motion carried 4-0.

Ms. Bialobrzkeski requested the Board approve the monumentation prior to the hearing next month.

The Board did not accommodate this request.

The Public Hearing was adjourned at 9:00pm until June 1991.

Scarpicchio-Pica The Board requested the minutes to reflect that Mr. Pica, Engineer for the Scarpicchio proposal off Andrews Lane had requested to be on the agenda for May. Mr. Pica did not attend this evening and has contacted no one to date regarding another scheduled appointment. The extension granted to this proposal will expire on June 20, 1991.

FMR The Lot Line Adjustment for FMR was given a conditional approval during the April 1991 meeting. All conditions were met and approved by the Fire Chief (or designee). Board members signed the mylar.

Bonding Status Ms. Campbell reported that the Board needs to address the bonding issue. She said a couple have expired and the Board should be utilizing the self-calling bond as it appears in the Subdivision Regulations as Appendix C.

Mr. Donald motioned to accept the use of Appendix C and a note will be made to place this on the agenda for a Public Hearing at year end.

Updates:

Ms. Campbell will send members copies of Water Plans and Bylaws.

Mr. Donald gave an update on the Bodwell Septage business. A future Public Hearing is possible.

Recycling - Ms. Campbell can do this at no additional cost.

Shirley Madej requested a special meeting. This was denied. She will have a Home Occupation hearing on June 20 at 7:45.

The meeting was adjourned at 9:30pm.

Respectfully submitted,

Nancy J. Marden, Secretary

Typed: May 18, 1991

NOTE: PLANNING BOARD SPECIAL MEETING ON MAY 28, 1991 AT 7:00PM