

Planning Board Minutes  
Wednesday, 19, September 2018  
Mallett Hall  
7:00 PM

Members present: Matt St. Cyr, John Bowdren, Liza Nichols, Ron Hodsdon, Jesse Peters, alternate Gabe DiGristina

Members absent: alternate Christine Watson, planner Tony Dater

Guests: Neil Peaslee, Tim Giddenge, Selectman Jon Morris

1. Call to Order: at 7:00 PM by the Chair

2. Secretary's Report: meeting minutes of 15, August 2018 – page 2 typo "Re" corrected to *Rd*. On a motion by Hutch, seconded by John, the minutes were so moved and accepted as corrected.

3. Old Business: None

4. New Business: Neil Peaslee, Hodsdon Rd. Subdivision proposal

Neil submitted two small preliminary drawings which showed some wetlands that had been delineated on either side of a stream by Marc Cenci, a curved private road 687+/-' in length and three elongated and flag-shaped lots running to the back of the property. He had not filled out an application and seemed unclear on the requirements of the Subdivision Ord., asking many of the same questions reviewed at the August meeting. Neil asked about the fee and was told it was \$100 per lot, to be submitted with the Subdivision application.

Matt said he had spoken with someone he knows at the DEP and reported that having Mark Cenci do the wetlands delineation was just right and that Neil could have someone from DEP come out to look and review if he so wished. We touched on the lot Neil plans to remain undeveloped as a wood lot and that we said in August could forgo wetland delineation until *such time as Neil decides to do something with it*.

Neil said that the CEO had suggested to him he could put in a backlot and subdivide the rest. We pointed out that would complicate the 40' frontage requirement, though he could possibly still get two subdivided lots at the back of the property he wouldn't be gaining anything and it would be convoluted.

Liza objected to Neil not having submitted an application as had been stipulated at the August meeting and asking us to weigh in on tiny partial plans on 8 x 10 pieces of paper that were difficult to look at.

Neil can be put, again, on the agenda under New Business in October if he first meets with Tony with a Subdivision Application and proper plans.

Neil asked about engineering plans for the private road. Yes, those need to be submitted as well. Matt said that the surveyor should be able to help Neil with an engineering firm for the road.

Hutch said that for the site walk, if things are still unsettled, Neil can mark lines with stakes that will later need to be replaced with pins.

6. Other: Tim Giddenge said he had spoken with Matt about a new Ordinance Review Committee of which he is the Chair. He would like to have someone from the PB on the committee to be a liaison. The Committee will meet the third Monday of every month. Hutch said he would be interested in attending meetings but just as an observer. Gabe would later say he too would be interested in attending the Committee meetings.

Tim envisions that the Committee would look to closely adhere to the new upcoming Comprehensive Plan. John asked about the timing of the Comp. Plan and Tim said he didn't think the Committee would get much done until the new Plan is in place.

Jon said he was at the meeting because there had been a complaint from an attorney about a PB member approaching a citizen about what someone was doing on their land. He wasn't any more specific but cautioned that the PB needs to be vigilant and careful.

Liza brought up an email from the town office about Boards and Committees submitting drafts of their minutes for publication on the town web site. She said that while she understands they are public record and would submit them to anyone who asked, publicizing unapproved minutes as a routine makes her uncomfortable. Mistakes can get passed around as fact and rumors can explode. Jon said the town wants to be as transparent as possible and that it was more a suggestion than order.

Liza said she had expected Paul Pinkham to be present at the meeting. He had emailed her saying the CEO had directed him to see us about his Home Occupation proposal (see attached). Liza will contact him about attending our next meeting.

5. Discussion: In light of the new Ordinance Review Committee Matt suggested we come up with a list of items we'd be interested in them tackling. Hutch suggested we pass along the ideas for frontage along private roads that is not included in the 90,000 sq.' minimum. And stress our discomfort with promoting flag lots and referring to them as such.

- Private road with minimum of 40' set back exclusive of 90,000 sq.' This would require minimum lot size to increase 12,000'
- Private Road Agreements and Associations – who pays taxes on the road?
- Turn arounds must be at the far end of a private road. This is not clear in the Ord. Also, a turn off at 800' for fire and rescue – this has not been enforced.
- Wetlands must be delineated. Ought this requirement be handled by DEP?
- Backlot Ord. Sections 3. Applicability and 4. Effective Date – is there a clearer way to state that applicable lots must have been in existence prior to the date of the ord.? One

cannot split off a lot and then turn around and create a backlot behind that. Any lot created after June 20, 2015 is ineligible for Backlot.

Liza will pass the list and some explanations along to Tim for the Ord. Review Committee and see that Hutch and Gabe get a copy.

7. October Agenda: Neil Peaslee - Hodsdon Rd. Subdivision  
Paul Pinkham – Home Occupation  
Discussion: Use Table, Code Book updates

8. Adjournment: 9:15 PM

Respectively submitted,



Liza Nichols, Secretary