

PLANNING BOARD MEETING MINUTES
NOVEMBER 17, 2021, 7:00 PM AT TOWN OFFICE MEETING ROOM

Roll Call Attendance

Alternate Ron Slocum, Vice-Chair George Holt, Chair Chuck Frost, Secretary Ken Swayze, Brian Pike, Ex-Officio Dave Nault, and Jeff Crosby

Business

The chair confirmed with the secretary that this meeting was posted in two places and on the Town's website. Ron Slocum was appointed to be a voting member in the absence of Alison Vallieres.

1. Approval of Minutes: **Ken Swayze moved to approve the minutes of the October 20, 2021 regular meeting and the minutes of the November 3, 2021 workshop; George Holt seconded the motion. Majority were in favor; Ron Slocum abstained as he did not attend the workshop.**
2. Correspondence – Notices of hearings for telecommunication facilities were received from Pittsfield and Hillsborough.
3. Selectmen's Report – Selectman Nault said the Board will be starting the budget process soon; all departments have been asked to level fund again this year. Dave said there was a very nice Veterans Day ceremony held last week. He thanked Don Larsen for his efforts to secure flags and Dunbarton Telephone for mounting the flags. Chuck Frost noted the flags are an extension of the Wreaths Across Dunbarton program.
4. Building, Planning and Zoning Department Report – Donna reported the following: a) There have been three construction inspections done at the Countryside site; Jim Donison has submitted reports and pictures for each; b) the department's budgets have been submitted; and c) she and Chuck did a Zoom meeting with Matt Monahan to discuss Matt's review of the Board's regulations and rules of procedure. This review will be discussed later in the meeting.

Conceptual Consultation

Strategic Contracting – Lot H5-01-01 on Gile Hill Road – The chair stated that this is a non-binding consultation. Jacques Belanger represented the prospective buyers. He explained that this 85-acre parcel has been before the board in the past, identifying its location at the upper end of Gile Hill Road. Mr. Belanger pointed out a big wetland, several five-acre lots, and a couple of large lots with reduced frontage. The proposed plan includes a total of eight lots. Mr. Belanger noted that Louis Chan did some improvements on the other side of the road when doing his subdivision a number of years ago. He said he has talked with Jeff Crosby in the past and there is not much work needed in this area. Jeff Crosby stated that the road coming in is a problem and exaction fees and some minor road work would probably be involved. It was noted that this is a Class V, scenic road.

George Holt asked about fire suppression. There was discussion on the number of lots and it being a single-access road. Rob Starace said the road goes through to Bow. Jeff Crosby pointed out that the section to Bow is in Bow and is unmaintained. He said road improvements would be his major concern with the plan. He talked about in-kind work and/or exaction fees being implemented, noting that exaction fees are not collected until the issuance of building permits. Mr. Crosby said the pinch point at the bottom of the hill is the biggest issue, along with the grade of the road. He said some ditch work is needed, there are no ledge outcroppings that he is aware of, and there is plenty of area at the end for large vehicles to turn around.

Mr. Belanger said there is no wetland impact. When discussing the number of potential houses, it was noted that there could be some duplexes based on the lot sizes. The two large lots are 17 acres and 22 acres. All lots meet frontage and acreage requirements.

Old Business

Application #2021-PB-004 – Michael Guiney – Six-lot Subdivision, Lot B6-01-05 on Kelsea Road in the Low-Density Residential District. Donna stated that an email from the applicant's surveyor, Ed Rogers, was received on November 12th, asking that the application be continued to the next meeting as he needs additional time for finalizing revised plans. **Brian Pike made a motion to move the application to the meeting of December 15, 2021, 7:00 p.m., at the Town Office Meeting Room. Revised plans are to be submitted at least 20 days prior to the meeting. Ken Swayze seconded the motion.** Jeff Crosby asked if abutters should be re-notified since this is the second request to continue. Members felt re-notification is not necessary at this time. There was brief discussion about re-notifying abutters should the application be continued another time. **Majority were in favor; Dave Nault abstained. There will be no further notification.**

New Business

Application #2021-PB-005, Charles W Graybill Revocable Trust – Three-lot Subdivision, Lot A3-01-02 on Gorham Pond Road in the Low-Density Residential District. Jacques Belanger represented the applicant. There were no abutters present.

The chair stated there are no waivers requested for this application, and the members need to consider its completeness and receipt of application. George Holt said he looked over the plan and does not feel any changes are needed. **George Holt made a motion to accept the application as complete and move to public hearing; seconded by Ken Swayze. All were in favor.**

Mr. Belanger explained that the applicant wishes to subdivide the 30.99-acre parcel into three lots, leaving the existing house on a 5.05-acre piece. One lot utilizes the large lot with reduced frontage zoning with 20.91 acres and 162.91' of frontage. The wetlands have been delineated; they have a crossing in place. Mr. Belanger said he will propose an easement for the parent lot to access the rear of the lot. George Holt asked why there is a jog in the property line between the parent lot and proposed lot 2.1. Mr. Belanger said it was to maximize the area of the open field. It was noted on the status report that the fire chief has concerns about the driveway location on proposed lot 2.2. Jeff Crosby pointed out that the road is sloped in that area and there would be quite a slope for the driveway going onto the property. Mr. Belanger said they will take a look at the area and see if there is a way to lessen

the slope and sight distance concern. There was discussion about the lots all have the required acreage and frontage, the width of a pinch point on the parent lot, and other general details.

Donna read an email from abutter Bob Pike of Countryside Homes, LLC. Mr. Pike stated that he has no problem with the three-lot subdivision. Hearing no further discussion, the chair closed the public hearing. **Ken Swayze made a motion to continue the application to the meeting of December 15, 2021; seconded by Brian Pike. All were in favor.** Mr. Belanger was asked to check with the applicant about board members doing individual site walks. The meeting will be at 7:00 p.m. in the Town Office meeting room. **There will be no further notification.**

Other Business

Zoning Ordinance review – The chair stated that there are no proposed zoning amendments at this time; all recommended changes were determined to be administrative. He said the Open Space Subdivision article will be tabled for now as there has been no consensus on how to proceed. Mr. Frost told board members about a Zoom meeting he and Donna had with Matt Monahan from Central NH Regional Planning Commission. Matt did a full review of the Board's subdivision regulations, site plan regulations, and rules of procedure. He presented his review and a summary of recommended changes for the Board's review and discussion. Donna distributed copies of Matt's recommended changes and will email the full review to board members so they can go over all of the information before deciding how to proceed. It was agreed to discuss the review at a workshop on January 5, 2022. Donna also distributed copies of the Workforce Housing article with revisions recommended by CNHRPC. This will be discussed at the January 5th workshop as well.

Ken Swayze moved to adjourn the meeting at 8:07 p.m.; seconded by Brian Pike. All were in favor.

Respectfully submitted,
Donna White