

PLANNING BOARD MEETING MINUTES  
JUNE 15, 2022, 7:00 PM AT DUNBARTON TOWN OFFICES

The chair called the meeting to order at approximately 8:00 p.m., at the close of the 6:00 p.m. workshop.

**Roll Call Attendance**

Alison Vallieres, Ron Slocum, Vice-Chair George Holt, Chair Chuck Frost, Secretary Ken Swayze, Ex-Officio Justin 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.

1. Approval of Minutes:  
**Ron Slocum moved to approve the minutes of the May 18, 2022 regular meeting; Ken Swayze seconded the motion. All were in favor.**
2. Correspondence – None
3. Selectmen's Report – Selectman Nault said he had nothing new to report.
4. Building, Planning and Zoning Department Report – Donna reported the following: 1) Mike Cumings has agreed to stay on as the building inspector. 2) Building permits have been issued for new houses on Zachary Drive, Hilltop Drive, and Gile Hill Road. 3) An email was received from a company working on a project with Eversource. They will be replacing poles along the power lines through Dunbarton and have asked if a Conditional Use Permit is required as there will be temporary impacts in the wetland conservation district. Donna said she had addressed this with the PB officers and got various responses. She has also talked with Matt Monahan from Central NH Regional Planning Commission. Matt said he does not feel the CUP is necessary, based on the wording of the Zoning Ordinance. He feels it would only apply if they were building something that required a building permit or were doing a subdivision or site plan. Board members discussed the temporary matting that will be used during the project, the scope of the work, history of such work having been done in the past, and the fact that the project will require a DES wetlands permit and an Alteration of Terrain permit, both of which will be reviewed the Conservation Commission. It was the consensus of board members that the DES permits will address any impact and the Conservation Commission will review and comment on those. Donna will notify the contact that no action through the Planning Board is required.

**Old Business**

Application #2021-PB-004 – Michael Guiney – Six-lot Subdivision, Lot B6-01-05 on Kelsea Road in the Low-Density Residential District. The Town has been in contact with Unitil about the relocation of several poles necessary for the widening of Kelsea Road. To allow time for the Unitil representative and Dunbarton Telephone Company to review the project, it was suggested that this hearing be continued to

the next meeting. **Ken Swayze made a motion to continue this application to the meeting of July 20, 2022; seconded by Jeff Crosby. All were in favor of the motion to continue.** That meeting will be held at 7:00 p.m. at the Town Office meeting room. There will be no further notification.

**New Business** - None

**Other Business**

Jeff Crosby gave an update on several road projects as follows:

Kelsea Road – met with a representative from Unitil; they will relocate poles at no cost to the Town. The relocation of poles will be addressed with Dunbarton Telephone as they would have to move some wires but would not have to buy into the poles. This will be a two-part project. The pole at the turn-around has to be moved, and an easement will be needed from Mike Guiney to relocate the corner one. Excavation to sub-grade is needed in the areas where the poles are going. There will be a total of six poles.

Gile Hill Road – the applicant has started their portion of the work and things are coming along well. Eversource will be doing two new poles and moving another. There is some right-of-way area behind the current bank of Gile Hill mailboxes where the Town could do some work that would allow the residents to move the mailboxes back another 6-8' as a possible solution to their concerns. He has not been able to make contact with one neighbor about trees; if he does not reach them on the next attempt, a letter will be sent.

Zachary Drive – the road is complete, and the base course of pavement is down. He said sometimes work gets started before the final plan is received, noting that Mike Vignale, the Town's engineer on this project, had not seen the revised plan and was not aware of a change made when Jeff talked with the design engineer about a box culvert.

Countryside – did a review of the road and drainage work with Alex Cote, the representative for the Town's engineer on this project, earlier today. He said he would like the Planning Board to be prepared for a request for reduction of the bond. Winter work was done, so he would like a sufficient amount to be held in the event of unforeseen problems. He spoke about the seeding, stone in ditches, erosion on slopes, and other things to be watched. He said this project got started before all the permits were in place, possibly within the allowed limits of material movement, but it would be better if no work is done before everything is in place.

Ron Slocum said the Kelsea Road improvement estimate would need to be adjusted once more information is available on the cost of pole relocation. Jeff Crosby said the applicant has the opportunity to do some of the work, such as dropping the trees, where the Town would need to have it done from bucket trucks.

**Ken Swayze moved to adjourn the meeting at 8:55 p.m.; seconded by Ron Slocum. All were in favor.**

Respectfully submitted,  
Donna White