

Town of Springfield, New Hampshire

PLANNING BOARD

SEPTEMBER 21, 2006

MEMORIAL BUILDING

7:00 P.M.

The following are to be considered draft minutes only until approved by the Board at their next meeting.

Present: Darrin Patten, Linda Welch, Peter Keene, Andy D'Amico, and Ken Jacques:
Absent: Kevin Lee, Ken Rodgers, and Neal Huntoon.

The start of the meeting was delayed to allow the Zoning Board of Adjustment to complete their 6:30 hearing. The planning board meeting was called to order at 7:25 p.m.

Consultation: Mac Charles met with the Board to review subdivision of his 16 acre parcel into two lots. The property was originally subdivided in 1990 with 147 feet of frontage on the remaining lot. There is an existing right of way across the property to the Cutting property. Mac discussed a 50' row to access both proposed lots with the existing and proposed driveway going across the right of way. The lots created in the 1990 subdivision provided greater than 200' frontage to the new lots to provide those lots with adequate lot sizing using an existing stone wall as a boundary. Mac questioned why the lot was allowed to be created in 1990 with 147 feet of frontage, and if the regulations had changed wouldn't his be a grandfathered lot. The Board reviewed the requirements with Mac and indicated that the frontage requirements have not been changed, and appears that at the time he was allowed to have the 147 feet of frontage versus 200 feet. The Board explained that in order to create two lots, he needs 400 total feet of frontage, 200 for each lot. The Board indicated that adequate frontage could be achieved by building a private road into the property as far back as required to provide 200 feet of frontage for both lots. Existing frontage along Sanborn Hill Road could be combined with frontage being created on the private road, as long as the combined total for each lot is 200 feet. The road would need to be built to town specifications as shown in the Subdivision Regulations and would be considered a private road. The driveway could then extend beyond the private road.

The Board indicated that if there were any wetlands on the property, they would need to be shown on the plan. There could be no building within 35' of the ROW as per the Zoning Regulations.

Vassar Subdivision – Public Hearing: At 7:50 p.m. the continued hearing for the Vassar subdivision on New London Road was opened. Clayton Platt presented the plan. The conditions that remained to be met were:

1. Pins need to be checked – Linda has checked the pins.
2. The shed within the setback on Lot 3 needs to be removed – The shed shed has been removed.
3. The 4:1 ratio was waived by the Board at the previous meeting.
4. There is adequate frontage on each lot.

After determining that the conditions of approval have been met, Andy made a motion to approve the plan, seconded by Ken and unanimously accepted. The mylar and paper copies were signed by the Board.

Mattarazzo Subdivision – Public Hearing: The Mattarazzo's have requested a continuation of their public hearing. Andy moved to continue the public hearing to October 19, 2006 at 7:15 p.m., seconded by Ken and unanimously approved.

Allan & Marie MacDonald – Public Hearing – Site Plan Review for Highland Timber: Present: Allan & Marie MacDonald, Steve & Allison Touchette, and Karen Hoglund. The hearing was opened at 8:00 p.m.

Allan explained that timbers will be stored on the second floor of the building, in a 10' x 25' area behind the barn, or in the working area of the barn. In the future they would like to add a roof over the 10' x 25' area to cover the timbers being stored. Doors will be closed when power tools are being operated.

Andy reviewed noise concerns and the sensitivity to neighbor's complaints of noise issues. He explained that in the past applicants have been required to put together a noise mitigation plan as part of their proposal. Steve indicated that he has not had any complaints with the operation of his business. The barn has 5/8" fire code sheet rock and insulated 6" walls. Overhead doors are insulated. There are no plans for large machinery to be used in the timber frame business. The timbers come planed. There are no plans to plane materials. That would be a processing operation that they could not do on this site. They plan to use a hand cart to transport timbers. They would be cutting into the timbers to make mortise and tenon joints. The Board discussed whether a tractor might be used in the business. Allison indicated that a tractor is used almost daily in the present operation of Metric Motors. The timber business would not be moving beams all day long, only when needing to move them in and out for processing. The Board felt noise would be adequately contained within the building.

Organic rosewood oil is applied to the beams as a preservative. This will be applied inside the building with brushes before the beams are moved off site.

Motion lights are located on the existing building and are shown on the plan. The light in the cupola stays on all the time.

The Board reviewed the proposal submitted. Conditions of approval were discussed as follows:

1. Doors of the building are to be closed when power tools are being used.
2. Existing natural buffer is to be maintained between the building, the road, and the abutters.
3. The business is to run as presented in the attached proposal submitted for Highland Timber Frame, at 383 Hogg Hill Road, modifying paragraph 6 to allow for delivery of timbers by commercial vehicles, not limited to Cote & Reney, as indicated in the proposal.
4. Outside storage is to be limited to the 10' x 25' area as indicated.

Ken Jacques moved to approve the Site Plan as presented (the proposal to be attached as part of the site plan approval) subject to the conditions noted above, seconded by Linda and unanimously approved.

The hearing was then closed.

Greene Consultation: Grant Greene reviewed his property on Messer Hill Road. He was told at the time he bought the property that a ROW could serve as access to all three lots without upgrading to a town road. All lots have adequate frontage on Messer Hill. The Board indicated that this does not appear to be a planning issue. He was advised to seek legal counsel for advice to have clear deeds depicting the ROW placement.

Rodgers Subdivision – The Board reviewed the mylar. The pins are in place, the scale of the plan has been corrected, and the house is now shown on the plan. The Board signed the mylar and paper plans.

With no further business, the Board voted to adjourn at 9:20 p.m.

Respectfully Submitted,

Janet Roberts,
Recording Secretary