

**Planning Board**

**June 17, 2010**

**Memorial Building**

**7:00 p.m.**

*These minutes are considered a draft until they are approved by the Board at the next meeting*

Present: Peter Keene Vice Chair, Ken Jacques, Mike Howard, Don Hill (selectman), Bob Baker, and Darrin Patten. Not present: Kevin Lee and Neal Huntoon.

Peter Keene will be Acting Chair in Kevin Lee's absence. Peter called meeting to order at 7:00 pm

Minutes of May 20, 2010 - Ken made a MOTION to accept minutes as presented, seconded by Bob and unanimously approved.

Literature & Correspondence – no general correspondence.

Site Plan Review - Emily Cleveland, 256 Hogg Hill Road, map 10, lot 193-207 for a Home Business, "By Design Dahlias". Site Plan Review continued from April 15, 2010. Emily opened by stating that though she looks forward to turning her home occupation into a home business, she is concerned that this not sacrifice her rights as a property owner. If she wants to cut a tree or build a structure, that she be permitted to do so just like any other property owner. Darrin explained that the Planning Boards only restriction here is for expanding her business. Ken added that the site plan is for conducting a business in a residential zone, some compliance is necessary – though not at the expense of her rights as a property owner. Emily asked if it is a legal practice for someone to put a table at the end of their driveway to sell eggs, syrup or plants? What she proposes is not so different. Ken asked if she also wanted to conduct some educational workshops. Emily responded that she really is looking to sell plants. If her business plan creates restrictions as a home owner, she will change the business plan and not do the workshops or hire a part time employee. Mike explained the concept of the site plan is to look at the larger impact on that district. If the requirements are onerous you can opt out by discontinuing the business.

Emily presented a drawing pointing out the items from the site plan review checklist requested from the first submission. The line of site is straight, it is a seasonal business, the driveway is tight to pass two cars in a couple spots @ 18'. There are no exterior lights, the operation will only be during daylight hours. There is a small sign. Access from Hogg Hill into the driveway is straight with good site distance. When Emily pointed out the proposed greenhouse, Mike asked her to consider if there may be any fertilizers or chemicals used in the greenhouse that may negatively influence her well water. Emily pointed out that the farm stand is not a permanent structure. Mike suggested that in the interest of saving her coming back for additional review, she may want to consider asking for a permanent structure for the farm stand (10'x7') and greenhouse (16'x 12'). Mrs. Cleveland agreed.

Jocelyn Colenda, abutter to Mrs. Cleaveland, expressed concern about parking by the road. Emily explained that aside from the off road parking there is a 10-12' pull off on the road.

Peter Keene called for further comments and questions. Hearing none, Ken Jacques made a MOTION to close the public hearing, seconded by Darrin Patten and so moved.

In deliberations, the board agreed that all items from the checklist appear to have been addressed. Don noted that in a recent publication of Town & City, published by Local Government Center, the State of New Hampshire through legislation and decision making, is strongly in favor of agricultural activity such as farm stands. Ken Jacques MOVED, seconded by Darrin Patten to accept the application as complete and approve the site plan for Mrs. Cleaveland to conduct a home business, "By Design Dahlias". MOTION unanimously approved.

Public Hearing – Agoes proposed 3 lot subdivision on property located at route 114 and main Street, map 23, lot 624-138.

Acting Chair Keene opened the public hearing. Clayton Platt and Ed Agoes presented the proposed subdivision plans.

Clayton pointed out State subdivision approval is pending. Reviewing the plan, Ken asked about a culvert, there have been questions related to the runoff. Clayton responded that this is within the shoreland district, all driveway criteria will be met at the time the driveway is built. Soil test pits have been completed and pins are set. Clayton pointed out two wetland areas identified by a soil scientist.

Richard and Barbara Marcucci were unable to attend tonight's public hearing and submitted a letter requesting it be read into the record, as follows:

*To the Springfield Planning Board and meeting attendees:*

*We are unable to attend this meeting and would like our input considered for the application request of Ed and Lisa Agoes for a three lot subdivision of 12.12 acres, on property located at 2259 Main Street, Map 23, Lot 624-138.*

*Our concern is the location of the proposed driveway to be shared by Lot 1 and Lot 2. It is close to the entrance to Sandy Beach Road, which is not a town road but rather is maintained by the owners of houses on that road. It is a gravel road already experiencing water runoff and erosion from Route 114 and the property owned by the Agoes. Water drainage onto Sandy Beach Rd has increased with the number of trees cut down on the Agoes' property. Less vegetation on the hill means less absorption of water into the soil and more runoff. Putting a driveway near the entrance to Sandy Beach Rd will act as a conduit for more water to run onto our gravel road. If the proposed driveway location is not changed, some type of drain mitigation is needed from the Agoes.*

*Thanks,*

*Richard and Barbara Marcucci, 15 Sandy Beach Road, Springfield, NH 03284*

Ken Jacques responded that a culvert will be required along the driveway to the existing drainage swale. Mike Howard pointed out that the driveway will be required to be 4% grade within the first 25' which will reduce the flow – along with the culvert this may provide better protection from runoff than currently exists. Clayton pointed out that these issues will be addressed in the driveway permit.

Hearing no further comment from the public, Acting Chair Keene closed the public hearing. Don stated ratcheting up the vigilance to oversee the drainage here is prudent. The driveway site is limited between the ledge and the curve. Mike asked Clayton if it would be difficult to have the driveway tipped back from the state road. Clayton reiterated that the driveway is not going to be put in by Mr. Agos and will comply with all regulations.

Darrin Patten made a MOTION to accept the proposed application as complete, seconded by Mike Howard and passed unanimously.

Darrin Patted made a MOTION to accept the proposed 3 lot subdivision as presented. Ken Jacques seconded the motion which was unanimously approved. Clayton Platt will provide the mylar for signature at the next meeting.

Acting Chair Keene seeing none of the consults in attendance and no additional business to come before this board, asked for a motion to adjourn - So MOVED.

Meeting adjourned at 8:15 p.m.

Respectfully Submitted,

Deborah McGlew  
Recording Secretary