

Planning Board

August 20, 2009

Memorial Building

7:00PM

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

These minutes were amended by a unanimous vote of the Planning Board on September 17, 2009.

Present: Kevin Lee, Mike Howard, Andy D'Amico, Ken Rodgers, Peter Keene, Darrin Patten, Don Hill (Selectman).

Minutes: Darrin made a motion to accept the minutes from the meeting of July 16, 2009, 2nd by Andy, all in favor.

Literature and Correspondence: Wind Energy Meeting in New London in Sept., Municipal Law Lecture Series, Planning and Zoning Conference @ Loon 10/17/09.

George Evarts: Site Plan Review Consultation. Present; George Evarts, Dan Nash (Site Planner) and Peter Spear (Wetlands Scientist), several members of the public. Mr. Evarts has a hearing scheduled with the zoning board for September 1, 2009. He wants to add a sawmill and approximately 2 acres of log storage area to his present lumber business on Rt. 4A. There is a large wetland on the property and the proposed site would be within the wetlands buffer. The board told Mr. Evarts that noise, wetlands, and traffic would all be considerations in a site plan, but, a zoning variance would be needed first. The board scheduled a site visit for September 17, 2009 at 6:00pm.

Driveway Permits. Present; Brad Butcher (Springfield Road Agent). Brad has some issues with a recent driveway permit and wanted the boards' thoughts on the matter. Since the matter concerned a driveway for RSM Camp Sunapee, the board said it would be part of the site plan. Brad would like some driveway permit guidelines from the board. Darin says the board needs to come up with zoning regulations for driveways.

RSM Camp Sunapee-Continued Site Plan Hearing. Mr. Rifkin had requested by phone for a continuation to September. A motion was made by Don, 2nd Mike to continue to September 17, 2009@ 7:30. All members voted in favor.

Rules of Procedure: Two amendments were read into the Springfield Planning Board Rules of Procedure and will be read at the next two meetings. 1.) Section VI A, #4 changed to Hearings and Consultations, if scheduled, begin at 7:10 p.m. 2.) Section VII B. the availability of a Notice of Decision shall be within the guidelines of the RSA (676:3 II).

Star Lake. Present: Pierre Bedard, Todd Richardson, Dallas Patten (Fire Chief). The board signed a merger application for Star Lake Heart's Content but it will not be filed yet as the merger would not be necessary if the rest of the project does not go as planned. There was discussion about the upgrade requirements for Star Lake road from Georges Mills to Roby Corner. There are places on the road where two cars could not pass. ~~Since there could potentially be 6 houses built in the future that would be using the road, the board has some concerns about safety.~~ Amended 9/17/09:

There is potential for 3 additional houses to be built, bringing the total number of houses to 6.

There was discussion about adding line-of-sight turn-outs for travel, and staging areas and cisterns or sprinklers for fire safety. Kevin was going to ask Vickie about language requiring fire suppression.

Pierre presented maps which highlighted the roads which would be discontinued but subject to an easement allowing for non-motorized travel and snowmobiles by the public. Star Lake Road would become private. For next month the board would like to see a draft of the easement and a lay-out of the improvements to Star Lake Road. Amended 9/17/09 to add: The entire road needs to be a minimum of 16' wide in all sections, where possible, from the bridge at Georges Mills Road all the way to Roby Corner. The plan is to be able to hold public hearings in advance of Town Meeting in March. Don made a motion to continue the Hearing to September 17, 2009 at 8:00 pm, 2nd by Peter, all in favor.

Noise and Lighting Ordinance: John Trachy asked about this and Andy said that the issue was to be reviewed and was "targeted" for the March Town Meeting.

The Board discussed the new building permit application and again floated the possibility of sharing a code enforcement officer, possibly with Wilmot.

Work sessions were set up with Vickie Davis (UVLSRPC) for the 2nd Thursday in Sept., Oct., and Nov. On September 10, plans are to discuss the Subdivision Regulations with road information from Lou Caron. On October 8, zoning ordinance updates (noise & lights, driveway grades, adjusting wetlands setback for slope) will be discussed.

Workforce Housing: A meeting will be scheduled with Ben, who will work with the town on its workforce housing ordinance, which is required by law. Tentative date; October 22, 2009-to be confirmed by Don (or Janet).

The meeting was adjourned at 9:45 pm.

Respectfully Submitted,

Linda Huntoon, Recording Secretary.