

Planning Board

May 21, 2009

Memorial Building

7:00PM

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

Present: Kevin Lee, , Ken Jacques, Mike Howard, Andy D'Amico, Ken Rodgers, Don Hill. Also Vickie Davis, John Trachy, Cynthia Hayes and a few members of the public.

Minutes: Don made a motion to accept the minutes from the meeting of April 16, 2009, 2nd by Ken Jacques, , all in favor.

George Evarts Consultation- Mr. Evarts is interested in possibly putting a small mill on his current property on Rt 4A. The current economic situation has slowed his business and he feels this would enable him to save money and put some people back to work. The mill would be built behind the kilns. There is a pond nearby. The Board explained to Mr. Evarts that he would need to do a site plan, with the wetlands delineated by a qualified person, and he would need to address issues like hours of operation, increase in traffic, etc. They made a strong recommendation that he get a copy of the Town's Site Plan and Zoning Regulations.

RSM at Camp Sunapee- Present: Charlie Hirshberg at the request of Victor Rifkin. John Trachy wanted to know if ASLPT had been notified, as was questioned last month. Kevin had checked with LGC and received clarification of the law. Easement holders only need to be notified for the subject property, not the abutting properties. Mr. Hirshberg did not have much notice of this meeting. He has done work for Mr. Rifkin before and was able to show two maps to the Board. These, however did not meet the Site Plan Review requirements. Mr. Hirshberg was unable to say whether or not the proposed 3-bedroom home had already been built. The 3 cabins are already built and the permits for them were obtained after construction. One abutter says there is a new curb-cut and parking lot. The Board would like to do a site visit, tentatively scheduled for June 4, 2009 at 6:30 pm. (with an alternate date of June 18, 2009 @6:30pm.) This will need to be confirmed by Mr. Rifkin; Janet will e-mail him. The Board would like to have new maps (following the guidelines in the Town's Site Plan Review) before the site visit, if possible. The case was continued, without voting on the application, until the site visit and then to June 18, 2009 at 7:30.

Fitzgerald/Quackenbos Subdivision-Present: Pierre Bedard. Kevin went over the application checklist. A motion was made by Mike, 2nd by Ken J. to approve the application, all in favor. The pins still need to be checked. John Trachy says he has personal knowledge of the area and believes there may be wetlands on the property, none are delineated. He questioned whether the Board would be creating a lot which would require a Special Exception for a wetland crossing. When the pins are checked, the wetlands issue will be evaluated. Mike made a motion to continue the hearing to June 18, 2009 at 7:50 pm., 2nd by Andy, all in favor.

Starlake Properties- Present: Pierre Bedard, Todd Richardson. Pierre presented a map and overview of what they are ultimately trying to achieve with the Starlake property. There was discussion about the best way to proceed because some of what Starlake wants is a discontinuance

of the class VI roads on the property, which would require Town vote. In return they would allow non-motorized public use of some of the roads. They wish the proposed homes to be private. The Board would like to meet with the Selectmen, because they have already looked into the road issue. The Selectmen meet May 26, 2009, and the Planning Board will meet with them at 7:45 pm.

Starlake-Hearts Content Subdivision: Has a state-approved septic, and is located on Stryker Rd. Kevin went over the application checklist. A motion to approve the application was made by Andy, 2nd by Mike, all in favor. 1. The pins still need to be checked, and 2. the lot #s need to be on the map. 3. Also the turn-around should be shown. 4. Numbering of utility poles was waived. A motion was made by Mike, 2nd by Andy to accept the Subdivision pending these four items, all in favor. The merger application will be held for now.

Starlake-West Pastures: A motion was made and approved to continue until June 18, 2009 at 8:00 pm., without voting on the application.

Todd says the whole project hinges on the construction specifications for Star Lake Rd., so he would like to know what the Board has in mind. The Board felt they would know more after meeting with Selectmen.

Matarazzo Septic System Design- Peter Blakeman was present. A letter from Ross Stevens suggested that after 2 minor changes, he could see no problems. The Board felt the design could be "signed".

Work Session with Vickie Davis- Scheduled for May 28, 2009 at 7:00pm. Re: Subdivision and Site Plan Review regulation changes.

The meeting was adjourned at 10:15 pm.

Respectfully Submitted,

Linda Huntoon, Recording Secretary