

LITCHFIELD PLANNING BOARD

December 7, 2010

Minutes Approved 12/14/10

Members present:

- Edward Almeida, Chairman
- Leon Barry
- Steve Perry, Selectmen’s Representative
- Bob Curtis
- Barry Bean

Members not present:

- Carlos Fuertes
- Jayson Brennan
- Joel Kapelson, Alternate
- John Miller, Alternate

Also Present:

- Joan McKibben, Administrative Assistant
- Steve Wagner, Nashua Regional Planning Commission, Sr. Planner, Circuit Rider

AGENDA

1. Public Hearing to amend Subdivision Regulations section 320.9 Conditional Approval
2. Andrew Prolman to discuss and update on Map 2 Lot 88
3. Annandale on the River Map 1 Lot 7 amendment to site plan for wetland buffer replanting and elimination of guard rail stations 19+50 – 21+50
4. T-Mobil Northeast, LLC Map 2 Lot 29, 240 Derry Road, amendment to re-locate the drive to access the T-Mobile unipole
5. Approve minutes of 11/9 and 11/16/10

The meeting is called to order at 7:12 p.m.

1. Public Hearing Subdivision Reg. section 320.9

The chairman read the public notice that appeared in the Hudson Litchfield News on 11/28/10. The amendment replaces the wording to have a plan approved by the next regular monthly meeting. The new wording states “the conditional approval shall be null and void after 90 days unless an extension is granted by the Planning Board.”

The change is recommended by Town Counsel. The Chair asks for comments from the Board and the public. There are no comments.

Leon Barry MOTIONS to accept the subdivision regulation change to have the conditional approval be null and void after 90 days unless an extension is granted by the Planning Board. Bob Curtis seconds the motion. Motion carries 5-0-0.

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2. Andrew Prolman, Esquire to discuss map 2 lot 88.

Andy Prolman speaks of Rolling Acres III and IV subdivisions near Page Rd, there are 11 outstanding lots, he doesn't think there will be any activity on the lots until the economy changes. Mr. Prolman states there are wetland constraints on the eastern and western sections of the larger lot (map 2 lot 88). Mr. Prolman realizes that if the area were zoned residential it would have to come under the newly voted conservation open space design. Mr. Prolman thinks the area would support 30-35 single family homes after the setbacks and road network.

Ed Almeida asks what the benefit to the Town would be if it was rezoned residential. Mr. Perry has concerns of doing any rezoning with the planning board majority made up of new members.

3. Annandale on the River map 1 lot 7 amendment to site plan for wetland buffer replanting and elimination of the guard rail at stations 19+50 -21+50.

Representing the owners are Tony Basso from Keach-Nordstrom, Inc. and Manny Sousa, Jr. Mr. Basso explains that during road grading and building there was encroachment into the wetland buffer. The actual wetland was not disturbed.

They now have a plan to replant the buffers with 76 plantings, mainly shrubs and some trees. The planting would occur in the spring. Due to the field change they are able to make the slope gentler and eliminate the guard rail in the same area. The slope was 2:1 now it is 6 or 7 to 1.

The chair asks for public comment, there was no public comment.

Mr. Bean MOTIONS to approve the changes at station 19+50 minus 21+50. Mr. Barry seconds the motion.

Mr. Almeida amends the MOTION to state the plantings and guard rail elimination are at station 19+50 thru 21+50. Mr. Barry seconds the motion.

The vote on the amendment carries 5-0-0
The vote on the main motion carries 5-0-0.

4. T-Mobile Northeast, LLC Map 2 Lot 29, 240 Derry Rd. amendment to re-locate the drive to access the T-Mobile unipole.

James Hoyt is present for T-Mobile. Mr. Hoyt explains at the request of Tabernacle Church they are seeking to relocate the driveway to the unipole because it currently was encroaching on Tabernacle's playing field. Everything else on the plan is remaining the same as it was at time of approval.

1 Kevin Lynch, code enforcement, speaks in favor of the change to the driveway. The Board has
2 not heard from the Litchfield Fire Dept. yet.

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4 There was no comment from the Board or the public.

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6 Mr. Perry MOTIONS to approve the drive relocation on the condition that the Board hears from
7 the Fire Dept. in favor of approving the drive turn around. Mr. Bean seconds the motion.

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9 The motion carries 5-0-0

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11 Mr. Perry will call the Fire Chief regarding the letter needed.

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13 **Other Business**

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15 The Board discussed a zoning amendment to go to the voters in March to allow accessory
16 dwelling units or in-law apartments. Mr. Wagner passed out a draft ordinance for the board to
17 discuss.

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19 The board felt one unit should be owner occupied there was discussion regarding if the other unit
20 should be family member occupied only.

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22 Mr. Lynch stated the well and sewer would be addressed by the Building/Health Dept.

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24 The square footage for the accessory dwelling was reduced from 800 square feet to 650 square
25 feet.

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27 The Board also felt the house would still have to fit into the building envelope now stated in the
28 subdivision regulations.

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30 The Board will continue the discussion on December 14.

31
32 **November 9, 2010 minutes**

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34 Mr. Barry MOTIONS to approve the Nov. 9 minutes as written. Mr. Curtis seconds.

35 Motion carries 5-0-0

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37 At 10:00 p.m. Mr. Barry MOTIONS to adjourn the meeting. Mr. Perry seconds.

38 Motion carries 5-0-0.

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41 Minutes transcribed by J. McKibben