

**PLANNING BOARD MEETING
TOWN OF LITCHFIELD**

Held on July 9, 2013

Minutes approved 8/6/2013

The Litchfield Planning Board held a meeting in the Town Hall conference room 2 Liberty Way, Litchfield, NH 03052 on Tuesday, July 9 at 7:00 p.m.

MEMBERS PRESENT: Russ Blanchette (Chair), Tom Young (Vice Chair), Bob Curtis, Frank Byron, Michael Caprioglio, Michael Croteau and Joel Kapelson

MEMBERS ABSENT: Steve Perry, Kevin Bourque and Joan McKibben (Admin. Assistant)

ALSO PRESENT: Jen Czysz (NRPC Senior Planner)

CALL TO ORDER

Mr. Blanchette called the meeting to order at 7:05 p.m. and joined the Board in the Pledge of Allegiance.

1. The Board will consider an application by John and Tae Nelson to subdivide one lot into two residential lots at 367 Charles Bancroft Highway, Tax Map 18 Lot 64. Case Number: 1306 LIT SD M18L64. One lot contains the existing house and five acres. The second lot is the remaining 26.6 acres of parcel.

Please take notice in accordance with New Hampshire RSA 675:7 The Litchfield Planning Board will hold a formal meeting Tuesday, July 9, 2013 at 7:00 pm. at the Town Hall Conference Room, 2 Liberty Way Litchfield to consider the following: An Application from John and Tae Nelson to subdivide one lot into 2 residential lots. One lot contains an existing house with 5 acres. The remaining lot is 26.6 acres of the parcel, located at Tax Map 18 Lot 64, 357 Charles Bancroft Highway.

If the aforementioned application is accepted, notice is hereby extended to application approval consideration and/or continuation(s) to a date certain, as required.

Present were: The Applicant Mr. John Nelson, Mr. Andy Prolman(Attorney) and Mr. Paul Carideo from TF Moran, Inc. (Representing John and Tae Nelson) .

Andy Prolman came in front of the Board and stated that with him this evening were Mr. Paul Carideo from TF Moran, inc. who prepared the plans that they are going to talk about tonight. Also present is John Nelson, who is the property owner and is presenting a very simple plan. There is nothing going on with this plan other than creating one five acre lot so that John and his wife Tae can try to market the lot because they want to sell the lot to preserve the old farm

house. The lot is a big lot that goes from CBH to the lots on Pearson, they are just taking a five acre piece and putting lines around it. Nothing is being done with the remainder lot at this time, there is no access at the rear of the property and terrible access at the front because of all the wetlands. John is going to land bank that property for the time being. The only physical change on this site is digging little holes to put in granite boundary markers. There is an existing driveway, septic and well for the house. Andy stated that the only thing unusual with this application is that they have a large number of waiver requests because of the nature of this application. All the requirements that are listed in the waiver requests apply to a development. Mr. Prolman stated that other than all the waivers, they meet all the other requirements. Andy stated that Paul will be going over the application and that he has also met with Kevin Lynch about the well that is on site and he is satisfied that the wetlands are not an issue, Andy stated that they received emails from the Fire Chief and the Police Chief that said they have no issues with this application. Andy asks that the Board accept this application, work through the waivers and hopefully work to approval.

Mr. Byron asked if all fees, application fees, escrow been paid, have abutters been notified. In Joan's absence Jen went through the files and stated that in terms of all the plan pieces, they have all been submitted or a waiver has been submitted instead. Jen stated that there was a reduced escrow submitted of \$2,500 instead of the required \$5,000 but a waiver request has been submitted to request for the reduced amount be allowed. Jen stated that the abutters notices are all set, there are signed copies and all fees have been received. Jen stated that they are good to go.

Motion: By Mr. Curtis that the Planning Board accept the application from John and Tae Nelson for a subdivision of Map 18 Lot 64, Case No. 1306 LIT SD M18L64.

Second: Mr. Young

Motion: to accept 7-0-0.

Motion: by Mr. Byron that the subdivision proposed 1306 LIT SD M18L64 is not a subdivision of regional impact.

Second: Mr. Young

Motion: 7-0-0

Mr. Paul Carideo came forward and stated that it is a 5 acre lot and they meet all the zoning requirements for that five acre lot as far as the Town is concerned. Paul explained that it has an existing well and septic. Mr. Carideo read the waivers requested as referenced in his letter dated June 3, 2012 to the Litchfield Planning Board.

Mr. F. Byron asked what the frontage for each of the parcels that are going to be created on Charles Bancroft are going to be. Paul stated that they are both greater than 150'. Mr. Byron also asked if Mr. Nelson owns title to the Trolley Tracks because PSNH used to own it. Mr. Nelson stated that he does and it is in the deed.

Jen stated that there are so many waivers and nothing is being proposed at this time because as configured the remaining 26 acres is not a developable as configured, the area of contiguous dry lands in the front of the lot do not have adequate minimum area to be developed.

Motion: by Mr. Caprioglio that regarding the Nelson Subdivision Case Number 1306 LIT SD M18L64 to accept the following waivers:

Section 510.00 Plat Standards section g (horizontal scale)

Section 520.00 Abutting Property Information section e (location of existing building, septic system leachfield, water supplies and protective well) and g (location of existing driveway)

Section 530.00 Subdivision Information sections e (topography), g (soil types), h (water bodies), m (erosion and sediment control), n (location of proposed water supply), o (waste disposal), p (fire protection), q (centerline of roads), r (road data), s (driveway locations), y (curb-cut) and z (Federal and State Permits).

and also the approval of the Waiver to reduce the escrow from \$5,000 to \$2,500.

Second: Mr. Young

Public Input: No members of the public are present

Motion: approved 7-0-0

Motion: by Mr. Caprioglio to approve the application for the Nelson Subdivision Case No. 1306 LIT SD M18L64 with conditions of approval with Plan copies with professional seals and signatures, original mylar with professional seals and signatures, electronic submission per regulations (As-builts as required) and all fees paid and escrow maintained as required.

Second: Mr. Young

Motion: approved 7-0-0.

2. Public Hearing per RSA 675:7 Road Amendments as follows:

- 1. Amend Appendix A Section 5.0 Performance Guaranty/Bonding Requirements and Procedures**
- 2. Amend Appendix C Inspection and Acceptance of Streets**
- 3. Amend the Subdivision Regulation section 730.00 Streets and Roads**
- 4. Amend the Site Plan Regulations section 120.1.4 General Street and Driveway Design**

Open for Public Comment: No public members present

Jen went through a summary of the changes with the Board.

Motion: by Mr. Caprioglio that the Planning Board amend the road amendments as follows: amend Appendix A, section 5.0, Appendix C section 1.0, subdivision regulation section 730.05, Site Plan Regulations section 121.1.4 (f).

Second: by Mr. Kapelson

Motion: approved 7-0-0.

3. Rules of Procedure (By-Laws)

Jen and the Board went over some of the changes that were made and discussion was held on what to keep and what to save. With time running out the Board decided to continue to the next Planning Board meeting. Jen will make the revisions to the first half.

Approve minutes of June 18, 2013

Motion: by Mr. Caprioglio to approve the minutes of June 18, 2013 as written

Second: by Mr. Young

Motion: approved 6-0-1

Any Other Business

Mr. Byron stated that he is officially putting the Planning Board on notice per the Planning Board requirements that the Board is obligated to notify the Board of Selectmen during the month of August of any changes necessary to the impact fees.

As part of the NRPC Regional Plan Process, they are having a Workshop relating to Water Infrastructure. Both the physical infrastructure and the green natural water based infrastructure related to drinking water, wastewater and stormwater. The Workshop is on July 18th from 11:00 until 3:00.

The next Planning Board meeting will be July 16, 2013.

Motion: by Mr. Caprioglio to Adjourn

Second: by Mr. Young

Vote: 7-0-0

Minutes taken by: Donna Baril