

PLANNING BOARD PUBLIC MEETING

TOWN OF LITCHFIELD

Held on February 2, 2016

Minutes approved on 3/1/2016

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

MEMBERS PRESENT: Tom Young (Chair), Mike Caprioglio (Vice Chair), Russell Blanchette, Matthew Shoemaker, Frank Byron (Selectmen's Rep.)

ABSENT: Michael Croteau, Jason Guerrette, Paul Charland, Alternate

ALSO PRESENT: Mark Connors (NRPC Regional Planner), Joan McKibben (Admin. Assistant) , Kevin Lynch (Building Inspector/Code Enforcement)

CALL TO ORDER

Mr. Young called the meeting to order at 7:00 p.m. and led the Board in the Pledge of Allegiance.

PUBLIC INPUT

No members of the public wished to speak on non-agenda item.

Conceptual Review for Map 2 Lot 88 Page Road Subdivision

Present: Jim Petropulos, P.E. from Hayner/Swanson, Inc., Rich Charbonneau, property owner and Morgan Hollis, Esq., Attorney for the owner.

Jim explained the total parcel is 102 acres, in the residential and multi-family districts. The property has about a one percent grade. They have flagged the wetlands and soil mapping. They are not proposing any impact to wetlands or floodplains. The wetlands showed several vernal pools on the property. They have municipal water on Page Road. They are planning an open swail system for road drainage.

Conceptually they are planning seven 6 unit townhouses on the east end of the property that would be serviced by a private road off Page Rd. To the west they would keep Weatherstone and Horizon Dr. and have 41 lot (7 already approved lots) subdivision using the Conservation

Open Space Design (COSD) we currently have in the Litchfield zoning. Most of the lots are about 1 acre, they are concerned with using 90' of frontage because of setbacks and onsite septic making the area look too tight.

They will make a full submission this spring that will include a traffic study, etc. Gas exists on Cutler Road and they would like to bring that into the site.

Frank Byron questions if they could get egress from Rt. 102. The owner replied that there is a large wetland and associated stream they felt they would not get permitting to cross that area to get to Rt. 102.

Jim P. - We will use the COSD to tighten up the lots abutting the open space to bring them further away from the wetland.

Frank B. - Is there an consideration for phasing of the development?

Jim P. - We will get the permitting all at once and marketing conditions will dictate how it is built.

Morgan Hollis - Would the town consider taking ownership of the open space lot?
Answer was it would have to be discussed with the Board of Selectmen and the Conservation Commission.

Jim P. We tried to keep good buffers to the north.

Mike Caprioglio: I think it would be a good first project for multi-family housing.

Kevin Lynch: The flood elevations have changed due to three new culverts on tributary B. FEMA has not adjusted their maps yet.

The discussion ended at 7:40 p.m.

APPROVAL OF MINUTES

A MOTION was made by Mike C. and seconded by Russ B. to approve the January 19, 2016 minutes as written.. The motion passed 3-0-2.

ANY OTHER BUSINESS

Frank B. mentions the Planning Board should consider state law that has passed in the NH House and on the way to the Senate (SB146). Spells out square footage for accessory dwellings at 800 sq. feet minimum. The state law would overrule the local regulation. Kevin stated our max. sq. footage is 800 sq. ft. for accessory dwellings. After further investigation it appears SB146 has been approved by the House and Senate.

A MOTION to adjourn was made at 7:50 p.m. by Matt S. and seconded by Mike C.
All in favor.

Minutes transcribed by
J. McKibben