

**PLANNING BOARD PUBLIC MEETING  
TOWN OF LITCHFIELD**

**Held on JUNE 21, 2016**

Minutes approved on 7/19/2016

The Litchfield Planning Board held a meeting in the Town Hall conference room, 2 Liberty Way, Litchfield, NH 03052 on Tuesday, June 21, at 7:00 p.m.

**MEMBERS PRESENT:** Tom Young (Chair), Steve Perry, (Selectmen's Rep.), Matthew Shoemaker (Vice-Chairman), Russell Blanchette, Kim Queenan, Dave Samuel, Tyler Perrin, Alternate

**Absent:** Michael Croteau (Clerk), Paul Charland, Alternate

**ALSO PRESENT:** Jen Czysz, ( Assistant Director NRPC), Cassie Mullen, NRPC staff, Joan McKibben P.B. Admin. Assistant, Kevin Lynch, Building Inspector/Code Enforcement, Lou Caron, LC Engineering

**CALL TO ORDER**

Mr. Young called the meeting to order at 7:00 p.m. and led the Board in the Pledge of Allegiance. Tyler Perrin appointed as a voting member.

There was no public input.

**1. Lot 88 Litchfield, LLC application to subdivide one lot into 36 lots at Tax Map 2 Lot 88 off Page Road.**

Present for the applicant are: Jim Petropulos - Hayner/Swanson, Inc., Attorney Morgan Hollis, owner Rick Charbonneau.

Vice-Chairman Matthew Shoemaker reads the public notice for the subdivision for case one and two. The vice-chair explains the procedure and format of the meeting.

All abutters have been notified and fees paid for case #1. All materials have been submitted to the Board in the allowable time frame for submission.

Russ B makes a MOTION to accept the application for case #1605 LIT SD 2-88. Dave S. seconds the motion. Motion carries 7-0-0.

Russ B. makes a MOTION that the project has no regional impact. Tom Y. seconds the motion. The motion carries 7-0-0.

Jim Petropulos (Hayner/Swanson, Inc.) presents the project. Litchfield Tax Map 2 Lot 88 is a 93.3 acre parcel in the residential district with a multi-family overlay district and is also in the aquifer protection district.

In 2005 the Rolling Acres subdivision had 7 lots approved. The 7 lots of record are shown on the plan but are not part of this approval.

The site has a 1% grade going from east to west. There is a large wetland complex to the south and west that forms a small tributary to Chase Brook, there are three vernal pools on the site two in the wetland complex and one stand alone to the east, an area of 100-year flood zone. The large wetland complex is part of the open space and no homes are in the flood zone. It is a sandy site like much of Litchfield. Public water will be brought to the site, natural gas has recently been extended down Cutler Rd. and we hope to have gas to the site.

The site has been designed per Litchfield Zoning Regulation 575.0 Conservation Open Space Development (COSD). There are 34 single-family lots one 35 acre open space lot and a 17 acre lot for future development. We have the benefit of the COSD it encourages open space we can have lots as small as half an acre, but we have approximately one acre lots. We like the wider frontage on the lots to give the builder a little more flexibility and conform with the lots in the area. Our frontages range from 116' to over 300'.

There is a 30' no cut buffer on the back of the 7 lots of record and we are proposing a 50' no cut buffer against the existing Page Rd. homes. There will be roadside swails and no curbing on the roads. The open space lot is 35 acres 21 wetland acres and 14 upland. We have one lot for stormwater treatment for road drainage. There will be individual septic systems and water to hydrants.

There are no wetland impacts and no work in the flood zone. A yield plan has been submitted per your regulations.

A traffic study was prepared and includes the future multi-family area. The study produced data for approximately 41 new trips at peak p.m. time.

There are two waivers requested. Section 510 plan standards for the plan scale to get master subdivision plan sheet (page 1 of 16) on one page. Another waiver section 520 to show all the well locations within 100-feet of the site. The closest residential abutters to this project are on public water.

Matt S. Are there any questions from the Board? None at present.

Jen C.: There are no concerns with the waiver requests. Waivers granted should be added to the final plan set.

Lou Caron, LC Engineering: I had a lot of minor comments in my letter dated today and posted to your site, no major comments it is a good design. The plan complies with town standards and safety on the roads. I concur with the traffic report. Site grading, just to add more details to the plan. The 16 units near Greylock Circle that have roof drains to infiltrate the groundwater is good from a low impact development point. I suggest extending the silt fence around the estimated building footprint and the wetlands. Better to have the silt fence as part of the approval and not have to worry about it on the job site.

Joan M. questions how much fill will be brought into the site?

Jim P. I don't see us bringing in any fill, if anything we may have a surplus.

Steve P. questions seasonal high water and will any of the septic systems have to be raised?

Jim P. We did not see water on any of our test pits. The older lots (7 lots of record) did have a high water table but I think it is a perched situation.

Steve P. Questions how much useable conservation space there will be.

Jim P. The back lot lines of the lots abutting the conservation space were pulled in to keep lots line further from the wetland. When the multifamily area comes in there will be a bigger section protected.

#### Public Input

Nick Ozmore 34 Page Rd. Has a concern about traffic kids and bus stops in the area. Many in the area feel there should be an entrance on Rt. 102.

Jim P. The large wetland on the property continues towards Rt. 102 we feel we could not get a wetland permit to access Rt. 102.

Nick Ozmore: Rt. 102 and Page Rd gets backed up with traffic are there any thoughts to sidewalks on Page?

Tom Y.: At this time no.

Steve P. I am not one to support development but up until three years ago this land

was zoned commercial .... It went to the voters and changed to residential most people wouldn't want to see commercial back there this is the best use of the land.

There were no further comments from the public, Vice-Chair Matt S. closes public comment.

Russ B. reads the requests for waivers 510 plat standards and 520 abutting property well information.

Russ B. makes a MOTION to approve both waivers. Seconded by Tom Y. motion carries 7-0-0.

Lou Caron - From a safety standpoint and based on town standards the only thing that didn't comply is the curves on Weatherstone Dr. should be super elevated.

Jim P. - This won't change any of the lots we would just remove the crown around one corner.

Tom Young makes a MOTION to approve the plan with the following conditions, seconded by Russ Blanchette:

1. Plan copies submitted with professional seals and signatures
2. Original mylar with professional seal and signatures
3. Electronic submission per regulations section 850.10.5
4. All fees paid and escrow maintained as required
5. State subdivision and alteration of terrain approval,
6. Bond estimate to cover new roads, drainage/stormwater systems, and associated site improvements
7. Add waivers granted to plan notes
8. Road name approved by Litchfield BOS
9. Incorporate drafting changes from LC Engineering letter of 6/21/2016
10. Add a note stating a NPDES Notice of Intent is required prior to construction
11. Underground utilities locations added to the final plan set

The motion carries 6-1-0

The Board thanks the engineer/applicant for a complete plan.

**2. Posey Investment, LLC application to subdivide one lot into two lots at Tax Map 23 Lot 1, 541 Charles Bancroft Hwy.**

Representing the applicant is Richard Maynard - Maynard & Paquette Engineering Assoc., LLC also present owner Don Dumont, Posey Investment, LLC

Abutters have been notified and fees paid.

Mr. Maynard explained the current owner wants to subdivide the lot into the same layout that existed before the voluntary merger. On May 16, 2016 they received a variance from the Litchfield Zoning Board of Adjustment to create one conforming lot and one non-conforming lot (0.972 acre).

There are no wetlands on the lots. They are showing the proposed well and driveways. They have an existing NH DOT driveway permit for the lot on Rte. 3A for a single family home.

They are requesting waivers from SD Regulation 520.00 location of abutting wells and septics, 403.01 soil types, 530.00 (e) topography.

Dave S. made a MOTION to accept the application of Posey Investment, case # 1606 LIT SD 23-1, to subdivide one lot into two lots. Russ B. seconds the motion. Motion carries 7-0-0.

Russ B. made a MOTION that the project has no regional impact. Tom Y. seconds the motion. The motion carries 7-0-0.

There are no concerns with the waiver requests. Kevin L. mentioned these are the same subdivision plans as 1993 before the voluntary merger merged the lots.

The chair called for public input, being none public input is closed.

The chair called for Board comments, there were none.

Russ B. made a MOTION to approve the above mentioned Subdivision Regulation waivers 520.0 403.01 and 530.00 (e). Tom Y. seconds the motion. Motion carries 7-0-0

Russ B. made a MOTION to approve the application, Dave S. seconds the motion, of Posey Investment Case # SD 23-1 with the following conditions:

1. Plan copies submitted with professional seals and signatures
2. Original mylar with professional seal and signatures

3. Electronic submission per regulations section 850.10.5
4. All fees paid and escrow maintained as required
5. State subdivision approval
6. Add waivers granted to plan notes
7. Correct citation of lot 2 on plat to be map 23 lot 1-2

Motion carries 7-0-0

### **Jeff Lane - Recreation Commission**

E-mail correspondence has been received from the Litchfield Rec. Commission detailing their plans to create ball fields and parking at existing town property on Jeff Lane.

Tom Y. would like to see the Rec. Comm. send letters to the abutters of the project.  
Steve P. Would like to see a buffer maintained to rear of lot 21-59 (16 Jeff Lane).

The Board would like the Rec. Comm. come in and get feedback from the abutters. Since this is a municipal entity the Planning Board would be giving non-binding advisory comments.

### **May 17, 2016 Minutes**

Matt S. makes a MOTION to approve the May 17 minutes as written. Motion seconded by Russ B. Motion carries 7-0-0.

### **June 7, 2016 Minutes**

Matt S. makes a MOTION to approve the June 7 minutes as written. Motion seconded by Steve P. Motion carries 7-0-0.

Next Planning Board meeting July 19, 2016 at 7:00 p.m.

Matt S. makes a MOTION to adjourn, Dave S. seconds the motion. All in favor 7-0-0  
Meeting adjourned at 8:45 p.m.

Transcribed by  
J. McKibben

