

BARNSTEAD PLANNING BOARD

September 17, 2015

TOWN HALL @ 7:00 P.M.

MINUTES

1. CALL TO ORDER: Nancy Carr, chair, called the meeting to order at 7:01 P.M.
2. PLEDGE OF ALLEGIANCE: The Planning Board and those present joined in the pledge of allegiance to the United States flag.
3. ROLL CALL: Nancy Carr, Chair, Elaine Swinford, Vice Chair, Karen Schacht, Secretary, David Kerr, Selectboard's Representative, David Allen, Member, Katherine Preston, Member, Sharen Hodgdon, Alternate, Francesca Latawiec, Recording Secretary.

4. SITE PLAN REVIEW:

APPLICANT: Pennichuck Water of Merrimack , NH. OWNER: DKP Realty of Melrose, MA
AGENT: Richard Bartlett and Associates, of Concord, NH LOCATION: Tax Map 48 Lot 1X ,
North Barnstead Road

Chair Carr explained that the procedure that would be followed for site plan review was that first the proposal would be presented to the Board by the applicant. There would be the opportunity for questions from the Board, with no input from the public. The Board would then consider whether the application was complete, in accordance with the site plan review regulations. If the application is determined to be complete, a public hearing will be held.

Chair Carr opened the discussion on the above referenced proposal by reading the application for site plan review into the record. This included the requirements for existing data and information, the proposed plan and information, and the design and construction requirements. All of the requirements on the site plan application were noted as either being met by the applicant or not applicable to the project. No waivers were requested.

The proposal for an upgrade at the Water Pump Station on North Barnstead Road was presented by Mark Sargent of Ricard Bartlett and Associates representing Pennichuck Water. He was accompanied by John Boisvert from Pennichuck Water, John Pendleton, the attorney for the project and Victoria Hocks, the Water Supply Engineer.

Mr. Sargent explained that there is an existing 420 square foot pump house on the property that will essentially remain the same. There are currently three underground water storage tanks. These are proposed to be replaced by a new underground water storage tank system. He presented photos of the view from North Barnstead Road, which will be unchanged. Access for installation will be through the existing access.

Ms. Preston asked if there would be an impact to the area water table. Mr. Boisvert from Pennichuck Water replied that the wells that will be utilized to fill the storage tanks is located to the north west of

the grassy runway area. The water would be transmitted to the storage tanks through a pipe, treated, stored, and then fed into the distribution system for the water supply. There would be little or no disturbance to the view of the site. The storage tank will be underground. The proposed improvements will result in a far better treatment method for iron, manganese, and arsenic in the water, than is currently in use. The new treatment method involves settling and filtering of the constituents at a lower cost than the currently employed methodology, with equal or better water quality results. The sediment resulting from the process will be removed periodically by a vacuum truck. There is an adequate turning radius for this vehicle at the site.

There will be two 20,000 gallon tanks and one 5,000 gallon pressure tank at the site.

Chair Carr asked if there were questions from the Board. Mr. Kerr noted that the application was very clear.

Vice Chair Swinford made a motion to accept the application as complete. This motion was seconded by Ms. Preston. The motion passed unanimously by a vote of the Board.

For the benefit of all present, Chair Carr explained the Rules of Procedure that the Planning Board follows when conducting a public hearing. 1) Those wishing to speak are to stand up and state their name for the record 2) Abutters to the proposed project will have priority to testify first 3) Each speaker will have three minutes to speak. For this meeting Vice Chair Swinford will be the time keeper. 4) Redundant testimony is not allowed. 5) Each speaker will have the opportunity to speak only once. 6) All questions are to be directed through the Chair.

5. PUBLIC HEARING:

APPLICANT: Pennichuck Water of Merrimack , NH. OWNER: DKP Realty of Melrose, MA
AGENT: Richard Bartlett and Associates, of Concord, NH LOCATION: Tax Map 48 Lot 1X ,
North Barnstead Road

Chair Carr opened the public hearing on the above referenced project at 7:21 pm. She called for testimony from abutters first.

Mr. Michael Akstin, an abutter to the project, asked if the pump house was existing or proposed. The reply from the applicant was that the structure is existing and not proposed to to change. Mr. Akstin asked what was wrong with the existing tanks. Mr. Boisvert explained that the project would constitute an improvement to the existing system. The new treatment vessels will be located in the existing structure. The project will shift the operation from a high cost treatment system to a lower cost one that is more efficient. The new system will have a process that takes the back wash from a filtration system , settles the settlement , and recycles the water. There is a monitoring system in Manchester. There are easements to access the five wells that will supply the system.

Ms. Kathy Kelley, an abutter to the project, asked if there would be any impact to the water supply to local homes during construction of the project. Mr. Boisvert replied that there would be a brief shut down period while they are installing new piping in the Peacham Road area. One of Pennichuck Water's goals is to restore and increase the system's capacity. This would impact Pennichuck Water as well as local water users.

Ms. Kelly thanked Pennichuck Water for previously changing their work to accommodate the needs of local residents during school vacation week.

Chair Carr asked if there was anyone else who wished to testify. There being none, she closed the public Hearing at 7:30 pm.

Mr. Allen made a motion to approve the project as presented. Ms. Preston seconded the motion. The board unanimously approved the motion.

6. CONCEPTUAL CONSULTATION, MINOR LOT LINE ADJUSTMENT/POTENTIAL MINOR SUBDIVISION:

APPLICANT/OWNER: Ms. Marylee Johnson , 12 Cann Road, Barnstead, NH. LOCATION: Tax Map 10 Lot 16.

Ms. Johnson presented that the survey for her property is in progress. She explained to the Board that three of her ten contiguous neighbors have approached her about purchasing some land from her as part of her application for a minor lot line adjustment. One abutter wishes to build a garage, and another would like to buy land to accommodate septic system improvements.

There was discussion about the 200 feet of frontage on the lake for a shoreland lot. Ms. Johnson said that she has been in touch with a representative of the Department of Environmental Services (DES) about this issue. Her property has 65 feet of frontage on the lake, and 135 feet of frontage on the channel, adjacent to state owned property. She said that would be acceptable to DES. Chair Carr requested that Ms. Johnson present a written statement from DES that her frontage was acceptable to fulfill their requirements. Ms. Johnson stated that DES will require her to apply for a subsurface permit, with test pits and perc tests to prove that it is a buildable lot. She indicated that she will be applying to put the land into current use taxation. Her intent is for the land to eventually go to the town.

Mr. Allen questioned about road frontage on Class VI roads, which may not be cleared. He suggested getting a legal opinion on this. The board discussed having the applicant sign a waiver relative to maintenance on a Class VI road. Ms. Johnson indicated that she has 200 feet of road frontage.

Ms. Johnson expressed an interest in coming back to the Board with an application for the lot line adjustments with her neighbors concurrent with the application for a minor subdivision.

Chair Carr reminded the applicant that the deadline for submission of an application for consideration by the Board at their November 5, 2015 meeting is October 5, 2015.

Mr. Allen thanked Ms. Johnson for her generosity to the town.

7. CONCEPTUAL CONSULTATION, MINOR LOT LINE ADJUSTMENT:

APPLICANT/OWNER: Mr. Clarke Goodrich, Barnstead, NH.

Mr. Goodrich addressed the Board with his proposal for a minor lot line adjustment. He opted to read a written statement into the record as his presentation. He is requesting a minor lot line adjustment in

accordance with the application form in Section 10 of the subdivision regulations. He is proposing to join a Lot # 1 to a 78.8 acre parcel created by his lot line adjustment.

He cited RSA 676:4 relative to no public hearing being necessary for an application for a minor lot line adjustment. He is requesting, under RSA 675:7, to have a reduced number of 15 days rather than the 30 days required by the subdivision regulations for submission of an application prior to the planning board meeting at which the application is to be considered. He is requesting this as a "hardship case" due to a family health problem that necessitates, him selling a portion of his property. He has accepted an offer from a buyer, contingent upon approval of the minor lot line adjustment and a closing date of November 13, 2015. Mr. Jeff Green will be the surveyor for the project.

He requested clarification on number 9 on the application. The Board agreed that numbers 8 and 9 are intended to show the square footage of the lot configuration both before and after the proposed adjustment takes place. He would like to be on the agenda for the October 15, 2015 meeting. He plans on submitting the application, with everything but the mylar by the first of October.

8. SENIOR HOUSING UPDATE:

Vice Chair Swinford reported that the HUD money was no longer available. However, a resident in town has volunteered her expertise as a professional grant writer to explore potential funding sources for senior housing. There was discussion of potential sites. There would need to be a proposed site in order to successfully pursue funding. Ms. Schacht suggested that the issue should be a primary agenda item for a future work session.

9. CIP UPDATE

Mr. Allen reported that the CIP Committee has heard back from all of the town boards and departments. The results are being compiled for review by the Committee. They are meeting on September 30, 2015. They would like to hold a public hearing in October. Chair Carr explained that the procedure would be for the Planning Board to conduct the public hearing, and that it would be appropriate for the CIP Committee to make a presentation to the Board first.

10. OTHER BUSINESS:

Chair Carr recognized Ms. Paula Vardaro for comment. She had comments on the public notices in the paper.

There was discussion about the use of social media and the newspaper on planning board issues. It was agreed that the need for public education should be discussed at a future work session. K. Schacht suggested further discussion about the possibility of a gateway district that would provide good design guidelines.

11. CORRESPONDENCE:

Nancy Carr read through correspondence sent to the Board. Austin Turner had contacted the Board. There was a notice of the LRPC Executive Board meeting. There was a notice that the draft EIS for the NEPA review of the Northern Pass project. The Selectboard is requesting preliminary budget proposals by September 30, 2015.

12. OLD BUSINESS:

There was discussion of requiring that applicants for planning board approvals submit a reduced copy of their plan for each planning board member to review at the meeting.

13. NEW BUSINESS:

The next planning board meeting will be Thursday, October 1, 2015 at the town office at 7:00 pm.

14. MINUTES:

Planning Board Minutes from 08/20/2015 Meeting. The Board voted unanimously to approve the minutes as written.

15. ADJOURNMENT: Vice Chair Swinford made a motion to adjourn the meeting. Mr. Kerr seconded the motion. The motion passed unanimously.

Chair Carr adjourned the meeting at 8:48 pm

Respectfully submitted,

Francesca Latawicz

Recording Secretary