

BARNSTEAD PLANNING BOARD

November 5, 2015

TOWN HALL @ 7:00 P.M.

MINUTES

1. CALL TO ORDER: Elaine Swinford, Vice 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: Elaine Swinford, Vice Chair, Karen Schacht, Secretary, David Kerr, Selectboard's Representative, Kathy Preston, Member, David Allen, Member, Sharen Hodgdon, Alternate, Bruce Grey, Alternate, Francesca Latawiec, Recording Secretary. Vice Chair Swinford appointed S. Hodgdon to sit in for D. Allen, in his absence.
4. MINOR LOT LINE ADJUSTMENT: APPLICANT: Clark Goodrich LOCATION: Tax Map 9, Lot 9 and Lots 21 and 21-2, Fire Lane 11, Narrows Road. AGENT: Jeff Green, LLS. J. Green presented the application. The applicant proposes to add 74.24 acres to the existing 7.24 acres of Lot 21-2. The new Lot 21-2 will be 81.45 acres. Vice Chair Swinford asked for questions from the Board. D. Kerr asked if the private road would remain with the existing residence. That is the case. K. Preston complimented the applicant for a clear presentation. She made a motion to accept the application as complete. This was seconded by D. Kerr. The motion passed unanimously. Vice Chair Swinford opened a public hearing on the application at 7:06, and requested comments and/or questions from abutters and the general public. There being none, the public hearing was closed at 7:08 p.m. . K. Preston made a motion to approve the application for a minor lot line adjustment. This was seconded by D. Kerr. The motion passed unanimously. Vice Chair Swinford signed the mylar. She directed C. Goodrich to also have the mylar signed by Acting Fire Chief S. Mulcahy, and to file it with the Belknap County Registry of Deeds.
5. MINOR LOT LINE ADJUSTMENT: APPLICANT: Patricia R. Carson Rev. Trust LOCATION: Tax Map 7, Lot 43 and Lot 60-1, 240 South Barnstead Road AGENT: Paul Zuzgo, LLS. P. Zuzgo presented the application. The applicant proposes to move the lot line of the property closer to South Barnstead Road to allow Brett and Donna Tiede to purchase the driveway that provides access to their land locked property. The proposal also includes acquisition by the Tiedes of an existing, non -active gravel pit at the site. There is a need for the applicant to complete the application, and submit all of the information required by the checklist included in the application for a minor lot line adjustment before the application can be approved. Kathleen Carson-Beltrani, a representative of the Trust, signed the application. The existing lot lines need to be noted on the final plan by a dashed line. The proposed new lot line must also be shown. On behalf of the applicant, P. Zuzgo requested a waiver from the requirement (2) for the map be at the scale of 1 inch equals 100 feet for the entire property. The reason this is being requested is that the total acreage involved is extensive, plus or minus 77 acres. A waiver was also requested

from the requirement (11) that existing and proposed structures within the parcel be shown on the final plat. D.Kerr made a motion to accept the waivers as requested. This was seconded by S.Hodgdon. The motion passed unanimously. D. Kerr made a motion to accept the application as complete. This was seconded by K. Preston. The motion passed unanimously.

PUBLIC HEARING: Vice Chair Swinford opened a public hearing on the proposed Minor Lot Line Adjustment by the Patricia R. Carson Rev. Trust located at Tax Map 7, Lot 43 and Lot 60-1, 240 South Barnstead Road at 7:16 p.m. She asked if there were any abutters or members of the public that wished to testify. There being none, she closed the public hearing at 7:19 p.m.

D. Franette made a motion to approve the application for a minor lot line adjustment. This was seconded by D. Kerr. The motion passed unanimously. P. Zuzgo was directed to submit a final mylar for signatures and to file it with the Belknap County Registry of Deeds.

D. Allen arrived at 7:20 p.m.

6. MAJOR SUBDIVISION REVIEW: APPLICANT: Craig Westlake LOCATION: Tax Map 10, Lot 10, Narrows Road AGENT: Paul Zuzgo, LLS P. Zuzgo presented the proposal, the details of which were shown on more than one plan. There was discussion about a non-binding conceptual consultation on the proposed project that took place at a work session of the Planning Board that was held on Thursday, June 20, 2013. The issue of possible requests for a waiver from the requirements for topographic and wetland surveys for the proposed project was discussed at that meeting. Chair Carr followed up that discussion with a letter to the Westlakes stating that the “Current Subdivision Regulation states in Section 6: Submission of Completed Application (Required) item # 36 Land contours at intervals not to exceed five (5) feet and item # 37 Spot elevations are a required part of the application. The Board agrees they should uphold these regulations.” P. Zuzgo indicated that he would like to request a waiver from the topographic information requirement. He would like to only show the test pit information and the 4 K area required for septic system approval to show that the lots are buildable. K. Schacht indicated that there simply is not enough information shown on the plans that were before the Board for them to take any action. Topographic and wetland delineation information are not shown, and proposed building locations are not on the plans provided. There are discrepancies in the scales between the plans that were presented. No completed subdivision checklist was submitted with the application. K. Schacht stated that the Board cannot accept partial information. There was discussion that the information provided needs to all be on one plan. Further discussion included the possibility of the wetland scientist who did the septic system work certifying, with a professional stamp, that the proposed building area does not include jurisdictional wetlands. After much discussion, it was the consensus of the Board that the application is not complete. Vice Chair Swinford closed the discussion at 7:55 p.m. The discussion will be continued to the Planning Board’s regularly scheduled Work Session on Thursday, November 19, 2015.
7. SITE PLAN REVIEW APPLICATION: APPLICANT: Mike Boyd, Boyd’s Customs & Classics LOCATION: Tax Map 7, Lot 4, 27 Depot Street, Barnstead Business Park OWNER: Dudek

Realty, Inc. AGENT: Jeff Green, LLS D. Kerr recused himself from deliberations on this project, and removed himself from the table, as he is an abutter. Vice Chair Swinford read the Application for Site Plan Review into the official record. J. Green, LLS presented the application on behalf of the applicant. The proposal is for a vehicle restoration and collision repair business in an existing building in Barnstead Business Park. The application has been submitted with a completed checklist with all of the required data and information either submitted or deemed to be not applicable due to the nature of the site. The business is proposed to be located in building L, one of the furthest buildings back in the Park. It was constructed in the 1990's and was previously used to make moldings. It is a steel frame structure with a dividing wall in the interior. The work area will be 10,320 sf, with the remainder of the area being for storage. There will be seven parking spaces provided, a location for snow storage, and a DES approved septic design and approved well location. The only lighting proposed will be at each entrance. There will be a sign on the building that meets the requirements of the sign ordinance and a spot on the Barnstead Business Park Sign. K. Schacht had a question about fire access. This will be reviewed by Acting Chief Mulcahy. K. Preston asked about management of oil and waste products. D. Allen inquired about rust removal. D. Frenette about paint fumes. The business will cover reatoration and repair, and not auto service, so there will not be oil disposal issues. There will be an enclosed paint booth that will be inspected under the Fire Marshall's regulations. D. Allen made a motion to accept the Site Plan Review Application as complete. This motion was seconded by K. Preston. The motion passed unanimously.

PUBLIC HEARING: Vice Chair Swinford opened a public hearing on the Site Plan Review Application for Mike Boyd, Boyd's Customs & Classics, located at Tax Map 7, Lot 4, 27 Depot Street, Barnstead Business Park at 8:25 p.m. She asked if there were any abutters or members of the public that wished to testify. There being none, she closed the public hearing at 8:26 p.m. .

D. Allen made a motion to approve the Site Plan Review Application. This motion was seconded by K. Preston. The motion passed unanimously. Vice Chair Swinford welcomed M. Boyd to Barnstead.

At 8:27 p.m. Acting Chief S. Mulcahy and E. Swinford signed the mylar for Clark Goodrich's project. C. Goodrich will file this with the Belknap County Registry of Deeds.

8. CONCEPTUAL CONSULTATION: APPLICANT: MaryLee Johnson LOCATION: Cann Road AGENT Paul Zuzgo, LLS P. Zuzgo reported that in researching M.L. Johnson's property records relative to lake frontage, he has discovered some complex ownership issues. Apparently, the frontage adjacent to the dam was historically owned by Pittsfield Manufacturing Company. These properties were purchased by George Jones somewhere back in the past. M.L. Johnson shows as the owner on the tax maps, and she pays taxes on the property. There is a question as to whether the heirs of George Jones actually own this property. That would reduce M. L. Johnson's lake frontage to 65 feet. She has sought legal counsel, and is trying to figure out if there needs to be some sort of quit claim deed, if there is a case for adverse possession, since her family has been paying taxes on the property for over 70 years, etc. M.L. Johnson wants to know if the land can still be subdivided with these ownership issues unresolved. She wants to put the

land in current use, allow her family to still have use of the waterfront, and eventually give the land to the Town. It was the consensus of the Board that they were supportive of her intentions.

9. CAPITAL IMPROVEMENT PROGRAM PUBLIC HEARING: D. Allen distributed the Barnstead Master Plan Recommendation survey that he had previously asked the Planning Board to provide input to. He had not received the response that he was hoping for. The Public Hearing will be continued until 7:00 p.m. at the regularly scheduled Work Session on November 19, 2015.
10. CORRESPONDENCE: There was a letter from a landowner of a 5 acre lot on New Road who was concerned about the Master Plan recommendation for a 20 acre minimum lot size.
11. OLD BUSINESS: There was none discussed.
12. NEW BUSINESS: D. Kerr brought up the issue of revising the subdivision checklist. It currently requires wetlands information for areas within 100 feet of a subdivision, but not within the boundaries. K. Schacht recommended a review of these requirements at a future Work Session.
13. MINUTES of 10/01/2015 and 10/15/2015: The Board deferred action on this until November 19, 2015.
14. ADJOURNMENT: K.Preston made a motion to adjourn the meeting at 9:02 p.m.This was seconded by K. Schacht. The motion was approved unanimously.

Vice Chair Swinford adjourned the meeting at 9:02 pm

Respectfully submitted,

Francesca Latawicz

Recording Secretary