

**BARNSTEAD PLANNING BOARD  
THURSDAY, DECEMBER 28, 2023  
6:00 P.M.  
BARNSTEAD TOWN HALL  
MEETING MINUTES**

**1. CALL TO ORDER:** The meeting was called to order at 6pm

**2. PLEDGE OF ALLEGIANCE:** All those present participated in the saying of the Pledge of Allegiance.

**3. ROLL CALL:** N. Carr (Chair), D. Kerr (Vice Chair), E. Swinford (Secretary), B. Weller (Member), E. Stone (Member/Clerk), T. Eade (Member), P. Tiede (Select Board Rep.), J. Sanchez (Alternate)

Jon Armstrong with Right Angle Engineering (town Engineer) and Jeff Lewis with NorthPoint Engineering (3<sup>rd</sup> Party Engineer) were present for the meeting.

**4. Continuation: Robert Abbott proposes to submit an application for a Major Subdivision at Will Smith and Province Road, Map 2, Lot 33. If the application is accepted, the applicant proposes to subdivide this parcel into 7 home lots. Public hearing to follow.**

B. Weller has recused herself. J. Sanchez was asked to sit in as a voting member.

Stephanie Richards and Autumn Kish approach the bench.

N. Carr reviews the Subdivision checklist.

She asks for a 3<sup>rd</sup> Party Review of the Test Pits

Calculations for minimum lot size: P. Zuzgo states that all septic designs are for 4 bedrooms. N. Carr states that the lot sizes could be increased at the request of the town.

P. Zuzgo states that the subdivision will be called "Robert and Jennifer Abbott Subdivision"

Owner of record is listed 194 Tibbets Road, Alton NH is incorrect. P. Zuzgo will correct this.

35. Double check stone wall

NorthPoint Engineering, Jeff Lewis, discusses drainage. Culverts are under the road. Are there flood or drainage issues now? The existing culverts need to be evaluated in their current conditions to determine if there are any upgrades needed. Run off from the subdivision will run off into the well and culverts. Porous surfaces are proposed with idea in theory. There is no grading plan to direct water from the houses and determine its affect. How does the town ensure that it is done? He proposed and recommends that it be looked at. Ideally there would be a solution implemented before the houses are built or a design is implemented and approved by the town. If no general storm water area in place now, how does the town ensure

it is being done correctly. He wants to have an analysis of the existing culverts. Traffic volume needs to be better defined. Will the impact be enough to require upgrades to the road. Road Agent and Town can be better to address the current issues on the road. The road is narrow, no shoulders and there are definitely drainage issues there. Driveway site distance is not clear to him at all about the steep areas. The details were not sufficient to see the sight lines. Sight distance profile is needed. There might be grading work needed. He shares a traffic report should be specific. More formal traffic report to identify the volume on the road and this study does not warrant any large reaction like traffic lights, etc. Wetland Scientist has reviewed the plan and has a stamp on the plans.

Jon Armstrong shares concerns with drainage. Porous pavers and patios and driveways can be a novel approach but concerns with insulation and if they are properly done. Maintenance can be burdensome over its service life. Driveway culverts are warranted. Size and amount of water varies quite a bit from the top of the hill down between 20-22" culverts. The town might want to consider upsizing the two culverts to a larger one in the future. There are some turn outs in the ditch vs the watercourse. Town might want to consider storm water treatment to prevent sediment from getting into the stream and wetland. Eastern side of Province Road has eroded over to Will Smith. Ditch work is needed there. Turnouts will be needed in part of the design.

N. Carr asks for comments from the applicant.

S. Richards wants to know what they want for a traffic study. N. Carr states she wants someone to go out several days (2 or 3 different days) Will Smith, Province Road and for more hours in the day.

D. Kerr wants to know what the current traffic is and the baseline for paving is for over 50 cars per day. There are tube counters, non-tube counters. Machine does the job for 24-48 hours. It seems there are professional firms that can do a traffic study. Paving would be warranted based on the current trend. The Board of Selectman can share in the cost of the paving for required upgrades.

Jeff Lewis states that the current traffic study does confirm that we are maxed in current dirt road conditions. Are there other upgrades to the road that are more useful for offsite improvements.

N. Carr did meet with the road agent and it was very busy on the road.

T. Eade asks if the specs for redevelopment for Will Smith Road repair have been done? N. Carr does not know what the town or road agent have in mind for future upgrades.

The board did not require an additional traffic study conducted. Since the traffic is already over the threshold for a dirt road.

N. Carr has concern for a major wetland and there is no indication of this wetland on the plan. Wetlands know no boundary.

When we site walk Friday we will be looking for features that will be kept. Looking at water courses, wetland, wildlife habitat. Line of site at driveway. Culverts at Will Smith, drainage on Province and Will Smith.

Lot 33-6 was suggested to make one of the lots go away. Concerned about stone walls, clear cutting and if these houses will be 4 bedrooms? State requires the designs to be 4.

N. Carr would like to vote on waivers at this meeting.

**Waivers Item #9 Fiscal Impact Study:**

D. Kerr makes a motion to accept the waiver.

T. Eade YES, E. Swinford YES, J. Sanchez YES, E. Stone NO

The waiver has been accepted.

**Waiver for #32 Existing bodies of water, water courses and/or wetlands within one hundred (100) feet subdivision**

D. Kerr makes a motion to accept the waiver. E. Swinford seconds the motion.

T. Eade NO, E. Swinford NO, D. Kerr YES, E. Stone NO

The waiver was not accepted.

**Waiver for #46, Location of existing and proposed wells**

T Eade makes a motion to accept the waiver. D. Kerr seconds the motion.

T. Eade YES, E. Swinford YES, J. Sanchez YES, D Kerr YES, E. Stone NO

The waiver has been accepted

**Waiver #62 for cistern requirements**

T Eade makes a motion to accept the waiver. E. Swinford seconds the motion

T. Eade NO, E. Swinford NO, D. Kerr NO, E. Stone NO

The waiver did not pass.

S. Richards wants to know more about what the town is looking for in terms of the storm drainage requirements. N. Carr would like an alternate plan in lieu of porous patios. What are the provisions for run off? S. Richards is having a hard time putting together a detailed storm plan before the house is built.

J. Lewis states there needs to be a better conversation with the builder with structure, deed restriction or something that can be executed. Specific parameters. There needs to be something with conditions on the plan that requires plans by engineer approved by 3<sup>rd</sup> party or

building inspector but it needs to be crystal clear for everybody down the road. Association? There needs to be a plan that can be implemented. Maintenance is huge for these. If they aren't maintained or done correctly there will be issues that needs to be addressed. Cutting and clearing for deed restrictions where we can limit cutting etc. They all meet state and town requirements.

A. Kish states that they will be requesting a continuation for the January 4<sup>th</sup> meeting.

J Lewis wants analysis of culvert and ditch lines along Will Smith Rd on both ends to determine how much water is coming down and how big do the ditches need to be. What are the wetland impacts?

### **Public Hearing opens at 7:29pm**

Fab Cusson, interested party, feels there is a level of scrutiny. There is a good level of planning that is reasonable. Storm Water management seems excessive. It concerns him to think that he might be subject to the same scrutiny down the road. Roads are mess and should be addressed and Mr. Abbott should help. It seems like the application was not accepted or if it was even complete when it was accepted. He suggested that the planning board should require an individual storm management plan with each building permit. Why would the board not allow more conversation about sprinklers over the cistern? F. Cusson is not confident that D Kerr understood what he was voting on. It was noted that R. Abbott is a former subcontractor and personal friend.

N. Carr reads the waiver out loud and states that the waiver requested was just for a required cistern plan.

J. Riel, abutter, are there going to be any road bonds during construction? Under item #64, that is where the town can ask for a road bond to cover damage to Will Smith and Province Rd. She also shares that the building inspector has not been present to any meetings. She states she feels a conflict of interest with the building inspector in town.

### **Public Hearing is closed at 7:50pm**

Site walk is Friday at 10am.

T Eade makes a motion to adjourn. E. Swinford seconds the motion. The meeting has been adjourned.

**ADJOURN:** The meeting was adjourned at 8pm.