

PLANNING BOARD, DECEMBER 20, 2011

CALL TO ORDER: Sandra Venner, Chair called the meeting to order at 7:30 PM.

ATTENDANCE: All members of the board were present.

APPROVAL OF MINUTES:

1. **DECEMBER 6, 2011: Motion:** To approve these minutes with the following amendment: under OLD BUSINESS; Madison Way; The second sentence to strike the wording “and brown water is running across Bear Hill Road” the remainder of the sentence as presented. **Vote: 4 Yes/0 No/ 1 Abstain, Motion approved.**

7:30 APPOINTMENT/INTERM DPW DIRECTOR: JOHN RIORDAN:

The board invited Mr. Riordan to give an overview of the water issues currently facing the town so they can take into consideration these challenges when dealing with future projects. He briefly explained the type of water system used by the town, a ground water based well system with storage facilities; Zone 1 would be the area around the well field and Zone 2 the area where the water is being pulled from. These areas must be treated with care and development controlled here in order to continue this type of system; as the cost alternative to treat water from Lake Attitash or the River would be very costly. Currently the major issue is the EPA order to comply in two areas with State requirements: one for PSI for potable water and a more difficult PSI for fire flow. Three new booster pumps in town can remedy the potable water pressure, the fire flow pressure is a more difficult problem do to the age and size of the current water mains within the town, for example on Bear Hill Road a 6” main needs to be replaced with a 12” main. He hopes to be able to obtain some low interest loans for replacing the main under the Square as part of that project. (DOT will not pay for infrastructure replacement, but it would be certainly less costly to the Town to replace the 100 year old 8” main at the time the area is excavated) The water main replacements will have to be an ongoing project as the costs to complete at once would be prohibitive.

The Poplar Hill project currently before the board will be able to be serviced for drinking water, but not for fire flow, this is the reason the department recommended a “Fire Cistern System” to serve the development. This consists of a large under ground storage tank of 20,000 gallons of immediate fire fighting resource. The tank is connected to a hydrant system to service the development; once used it would have to be refilled by tanker as it would not be connected to the potable water system. Mr. Smith, in attendance at the meeting agreed to the fire fighting system.

Director Riordan felt that that with normal development the water system can realistically support the town for twenty years. He will obtain the figure of growth capacity for the system for the board, so it may be kept in mind as future growth plan come forward. The board thanked him for taking the time to discuss this important issue.

OLD BUSINESS:

1. Poplar Hill/ Preliminary Plan Decision:

Applicant MacGregor Smith attended the meeting to discuss the Preliminary Plan as presented major issues remaining to be settled were the number of lots, the site access and fire system.

The board and Mr. Smith toured the site on December 10th at which time it was noted that the access road could be relocated to improve public safety and perhaps save the old barn.

A letter from his engineer stated that the current allowable lot formula worked against larger lots being made into Open Space Developments and this should be considered when determining the number allowed (see email correspondence from Merrimack Engineering Services by Stephen Stapinski dated 12/6/11) Due to the argument put forth and the change of road entrance, the board would entertain the addition of one to perhaps two lots beyond the formulated 13 in the final plan. The road would remain 24 feet with no sidewalks.

The following motion was made regarding the Preliminary Plan as presented: **Motion:** To disapprove the Preliminary Plan for Poplar Hill for the following reasons:

1. Access Location/Line of sight for public safety.
2. Lack of stormwater management information
3. Number of lots as shown
4. Water supply for fire flow.

Vote: 4 Yes/ 1 No. Motion approved.

2. Madison Way: After discussing the report received from our engineer regarding the recommendations made to stabilize the project, (See report issued by David Ouellette, Horsley Witten dated 12/14/2011), the following motion was made: **Motion:** To notify Mr. Cormier that the he must address the deficiencies outlined in the report on or before our next meeting of January 10th 2012, non compliance will trigger fines beginning on January 11th. **Vote: 5 Yes/ 0 No. Motion approved.** Engineer Ouellette will inspect the site and inform the board when and if all recommendations have been completed. The clerk was directed to notify Mr. Cormier of the board's decision.

98 East Main St. /BOS Meeting Update: The Board of Selectmen allowed the airing of views on a proposed, not filed, special permit for an auto repair shop at the above location and briefly discussed the information presented as forward by their secretary Jennifer Penny. (See files for e mailed correspondence, and newspaper article regarding the meeting.

Alternative Energy: Member Atwood reported that he has obtained the figure of 750 KW per month as the average home usage, from Light Manager Dan Folding. This information will be used as a guideline for the rated capacity between private energy use and commercial for the proposed new by-law.

NEW BUSINESS:

1. 105 Church St./ One Lot Subdivision: The board set the date for a Public Hearing for a definitive filed with the Town Clerk on December 15th for a 1 Lot Subdivision flanked by two form A lots for property located at 103/ 105 Church St., for January 24, 2012. (See August 18, 2011 for background information). The clerk will prepare the legal ads, distribute the plans to all boards and prepare the abutter's notification.

CORRESPONDENCE:

1. Warrants: **Motion:** To approve a payroll warrant in the amount of \$204.25 for clerk Patricia True. **Vote: 5 Yes /0 No Motion approved.**

2. **Appeals Board:** No pending petitions
3. **Communications, Notices & Announcements**
 - a. The Clerk reported that the Budget for fiscal 2013 has been submitted to the Finance Director.
 - b. No surrounding town announcements

ADJOURNMENT: 9:55PM