

TOWN OF LYNDEBOROUGH

PLANNING BOARD

September 19, 2019

Approved: Oct. 17, 2019

7:30 PM Call to Order & Roll Call

Member Present: Chairman Paul Best, Vice Chairman Tom Chrisenton, Vice Chairman Bob Rogers, Larry Larouche, Bret Mader. Alternate Julie Zebuhr and Selectmen's Representative Fred Douglas

Public present: Rick Duplease, Art Sisciliano and Building Inspector/Code Enforcement Officer Leo Trudeau

New Business:

None

Request for Information:

Rick Duplease, Map 323, Lot 045

The Board reviewed a plot plan for Map 323, Lot 045 on Cemetery Road which was approved in 1991 when the subdivision was created. The issue Mr. Duplease is having is this lot was subdivided as a wood lot only. The plan notes specify the lot cannot be approved without the supervision of the Planning Board.

Mr. Duplease would like to create a two-lot subdivision with this parcel but before he can the lot needs to become a buildable lot. He would like a 5-acre lot and a 23-acre lot. The road frontage is 900 feet. With that information the Board informed him that Lyndeborough has Soil Based Zoning and depending on the soils, zoning may require 500 feet of road frontage per lot of 5 acres or ore. Two contiguous dry acres on each lot will need to be shown in order to have 250 foot road frontage. He was informed how to get the soil overlays as a reference.

A shared drive would not change that road frontage requirement.

Mr. Duplease said he researched the Planning Board minutes from 1991 and presented the meeting minutes for the subdivision. It was noted the reason for creating a wood lot was vague. He researched back a few months with no results for information on the 1991 subdivision application.

Mr. Duplease described that the lot as having seasonal runoff in a certain areas and a ledge face in the back. The lot abuts the Pinnacle Mountain Fish & Game Club

Annie Wescott, re: Zoning Regulations

Mrs. Wescott was not present at the meeting.

Five Lot Subdivision – Pre-Application Continued for Map 241, Lot 12 Old Temple Road and Beasom Road subdivision

Land Surveyor Art Siciliano presented an updated map

Chairman Tom Chrisenton recused himself because he is an abutter. The Town Office complied a thick file with the history on the property and information on previous subdivision applications for this parcel that were not approved. This is the former Dave Proctor land.

The property is 27.71 acres total and sits in both Rural Lands I (RRI) and Rural Lands II (RRII) zones.

Updates made to the plan per the Planning Board's request include:

- 4K areas are shown as rectangles.
- The 4K area on lot 4 is long and narrow.
- Indicated magnetic north date
- The blue lines are the 100 foot setbacks from the wetlands
- Corrected the name of road.
- Shown shared driveway for lot 2 and lot 3.
- Added reference plan with information.
- Added setbacks.
- Add date of wetlands delineation

The Board was informed that Tom Carr re-flagged the wetlands. The Board asked if the areas were flagged with stakes for Adequate Ground Control in order to allow the Board to know what area they are in including all lot boundaries. Mr. Sisciliano said he will need to that task.

Bob Rogers pointed out that on Lot 12-4 there is only one spot that is not within 100 feet of wetlands and felt this gives new meaning to the word "marginal" and can barely fit in a 4,000 square foot on a six acre lot

The plan will need to show combined driveways, where they will go, fill and dredge, fire pond will go and improvements on road which are required to be shown before the Board can visit the site and look at the septic areas.

Mr. Sisciliano said he can't say where the driveways will go exactly. It was explained that it is required and the driveways will have to be built prior to selling the lots.

It was noted the application process requires driveway locations and permits.

A major subdivision requires a fire suppression plan. It will need to show the location and where the water will go. **Section 403.00** was read. Mr. Chrisenton said it's important to have intermittent drainage shown.

Mr. Sisciliano asked if require a cistern or something like that. The answer was yes and upon approval of the Fire Chief. It was suggested to have a discussion with the Fire Chief.

Mr. Sisciliano was informed the roads will need approval and this requires drainage upgrades of 25-year storms.

Bob Rogers expressed concerns to be especially careful of water and drainage on Lot 12-4 because of the water issues on this road. Once you do anything to change the drainage, build a driveway, build a house, put in a septic that will change the water pattern and we need to know where the water will go.

Julie Zebuhr said it was very muddy in a certain area and gave an example that people got stuck in the mud.

Driveways 408.0 was read: Driveway permits must be obtained from the Road Agent. Included in a major subdivision, the distance of driveways will be at least twice the required frontage". For example if the driveway is 500 feet, then the driveways have to be at least 1,000 feet apart. It was suggested to have a discussion with the Road Agent.

Selectman Douglas asked at what point should the Road Agent be contacted regarding the driveways. He was informed this is part of the application process and the application won't be complete without all the permits.

Mr. Sisciliano was asked if he looked at the property files and it was suggested he review it since it contains information on previous subdivision applications which were not approved.

Mr. Sisciliano will visit the site and look at the drainage before he goes any further to determine if they might have to reduce the plan to a three lot subdivision.

Continued Business:

Subdivision Regulations Workshop

This will be tabled until Mark Chamberlain returns to the Board.

Driveway Permits and Logging Operation Permits, 155E Intent to Cuts:

There was a driveway permit that was denied by the Road Agent that was sent to the Planning Board.

According to the Building Inspector, the sight distance failed by 30% in one direction. The lot is grandfathered since 1899 and the lot size is 1/1,000s of an acre. The owner received a variance for the setbacks. The design of the building was also specified but when the plan was presented to the Building Inspector the building was different. The approved well is 7.5 feet from pavement by NHDES. The protective radius goes completely under Mountain Road and quite a distance into the other property on Mountain Road.

Building Inspector/Code Enforcement Officer Leo Trudeau discussed it failed the sight distance in both directions and he felt it is dangerous.

The Board has a conversation about oversight for driveways and septic approval.

Minutes:

August 15, 2019 Minutes

VOTE: Bob Rogers moved, Bret Mader seconded to accept the August 2019 minutes as written. Motion passed 5-0-2. Fred Douglas and Julie Zebuhr abstained.

The Board was unclear if the June and/or July minutes need to be approved. The secretary determined the July minutes are no approved.

Other Business Not on Agenda:

No items

Next Agenda:

Old Temple Road/Beasom Road continued Pre-Approval 5-lot Subdivision
New Business: Building Code Discussion Workshop
Subdivision Regulations Workshop continuation
Approve July 2019 minutes and approve September 2019 minutes

VOTE: Bob Rogers moved and Larry Larouche seconded to approve the proposed agenda. Motion passed 7-0.

Adjournment:

VOTE: Bob Rogers moved, Bret Mader seconded to adjourn at 8:23 p.m. Motion passed 7-0.

Respectfully Submitted,

Kathleen Humphreys— signed electronically

Kathleen Humphreys
Planning Board Secretary