

Call to Order: at 7:00 p.m. by Chairman Jeremy Dube.

Members Present: Jeremy Dube-Chairman, Cris Blackstone-Selectmen Representative, Bruce Holmes, Tom Hoopes, Cynthia Balcius, Jim Bureau-Alternate, Monica Jerkins-Planning Assistant, and Carolyn Schaeffner-Recording Secretary.

Appointment of Alternates: Jim Bureau appointed.

Approval of Minutes: November 21, 2006; November 28, 2006, January 9, 2007(Work Session) November 21, 2006 minutes. (Page 2 – insert “the town has”)

Motion by T. Hoopes to approve the minutes of November 21, 2006, with changes as marked by the Planning Assistant on original minutes. Second by B. Holmes. No discussion. Vote unanimous.

November 28, 2006 minutes. (Page 8 – top line change “know” to “now.”)

Motion by T. Hoopes to approve the minutes of November 28, 2006 with changes as marked by the Planning Assistant on original minutes. Second by B. Holmes. No discussion. Vote unanimous.

January 9, 2007 work session minutes. No changes

Motion by T. Hoopes to approve the minutes of January 9, 2007 work session as presented. Second by B. Holmes. No discussion. Vote unanimous.

Approval of Agenda: the Planning Assistant presented the following changes to the agenda.

The applicant has requested the following case be continued to the February 20, 2007 hearing:

Case#P06-70	Map 14, Lot 20	8-Lot Subdivision
Daniel A. Weldon, Trustee, C & D Realty Trust		East Side Drive (Rte 28A)

Continued from the December 21, 2006 hearing.

The applicant has requested the following case be continued to the February 20, 2007 hearing:

Case# P06-88	Map 10, Lot 26	10-Lot Subdivision
Estate of Winona Houle	Alton Mountain Road, Alton Shores Road & Frohock Brook Road	

Continued from the December 21, 2006 hearing.

The applicant has requested the following case be continued to the February 20, 2007 hearing:

Case# P06-102	Map 9, Lot 53	21-Lot Subdivision
Alton Bay Camp Meeting Association		New Durham Road

Prospect Mountain Builders
Continued from the December 21, 2006 hearing.

The applicant has requested the following case be continued to the March 20, 2007 hearing:

Case P07-01	Map 57, Lot 9	2-Lot Subdivision
Gerald and Linda Paxton	Woodlands Road and Run Point Road	

Application submitted by Brown Engineering on behalf of the property owners, Gerald and Linda Paxton for a proposed 2-lot subdivision of their property located within the Lakeshore Residential Zone.

Motion by T. Hoopes to accept amended agenda with changes as presented by Assistant Planner. Second by C. Blackstone. No discussion. Vote unanimous.

Public Input: Open to public input for non-case specific.
None seen or heard. Closed public input.

Applications for Public Hearing:

Case P06-104

**Map 50, Lot 16 Condominium Conversion Subdivision
Loon Cove Road and Farmington Road**

Dennis & Frances Witherbee

Continued from the December 19, 2006 hearing.

J. Dube recused himself for this case.

J. Bureau recused himself for this case.

T. Hoopes appointed Vice Chair for this case.

Present for this case: Jeremy Dube, Melissa Gulbrandsen, and Paul D

M. Gulbrandsen presented case and what was requested from last meeting. Research done on Loon Cove Road confirming an agreement to put a note on the plan. Question on a shed and this will be removed. Condo documents were

P. D. issues from last meeting.

1. revision block on plan
2. tax
3. utilities poles added.
4. USGS added
5. number of bedroom added for each unit.
6. leech field
7. Loon Cove Road – added see Note 7
8. beach areas
9. docks being use –note added.

J. Dube added, regarding the road,

C. Balcius feels more comfortable with note being added and also that the sheds were being removed.

T. Hoopes noted that all the issues in question have been resolved as presented and noted that they are waiting for a follow-up from J. Sessler on condominium documents.

Open to public input.

None seen or heard.

Closed public input.

Board deliberations.

T. Hoopes asked board for any remaining questions or issues. Also confirmed with applicant that the well line will be abandoned as well.

J. Dube confirmed.

Motion by C. Balcius to approved Case P06-104 with the following conditions.

1. Sheds marked "to be removed" on plan must be removed prior to recording.
2. All condominium documents must be submitted to the Planning Department and the language approved by the Town Attorney. To be completed prior to plan recording.

Second by C. Blackstone. No discussion. Vote unanimous.

J. Dube and J. Bureau resumed their place on the board. J. Dube resumed Chair.
C. Balcius recused herself from the following case.

Case#P06-93	Map 15, Lots 56, 56-2, 57 & 60	19-Lot Subdivision
Carl Norby & David Reynolds & Richard Macduff		Old Wolfeboro Road

Continued from the December 21, 2006 hearing.

Case#P06-95	Map 15, Lots 56, 56-2, 57	Boundary Line Adjustment
Carl Norby & David Reynolds & Richard Macduff		Old Wolfeboro Road

Continued from the December 21, 2006 hearing.

Present for this case: Randy Walker, Cynthia Balcius and Peter Julia.

R. Walker presented history to the case. Noted due to discussion from last meeting they have hired a traffic study. They generated a report on January 10, 2007 which noted no compromise to public safety. Noted that CMA reviewed this report and they confirmed the findings of the traffic study. Noted all legal documents have been signed and provided to Town Counsel. Two issues that needed to be resolved 1. utilities will be placed above ground. 2. January 16, 2007 regarding wetlands draining into a cut. C. Balcius has reported on this. R. Walker

Bill Straube present from CMAEngineers. Noted largest issue was the intersection. Noted the Pernow study was very complete and it noted the queing potential was very small. The other issues on the other legal documents he stated were self explanatory. The next issue regarding utilities placed outside the swale above ground is a reasonable solution. The other big issue was the very large cut for the roadway. Noted that C. Balcius sent photographs noting that sufficient water creates the wetlands. Noting that CMA feels the impact on the wetlands is greatly minimized. With regard to the profile of the road, they feel a simple design modification would simplify this issue. Noted that Mr. Julia does not want to change this. Lots 6, 7, and 8 would empty out on to the roadway. The last issue was how to handle the structures coming in regarding be stamped by an engineer. Noted it is not necessary to have final designs stamped. Solution would be to have Brown engineer provide appropriate notes on plans with language stating it is subject to final design. This would be followed up by an asbuilt.

J. Dube asked about #4

B. Straube confirmed and note this should be required to be addressed.

P. Julia noted the road concerned is 600 ft with vertical grade of 1%. Without adding significant horizontal or vertical curves _____. Noted Mr. Straw's comment viable. Challenged to thread a road through this property. Noted this road is 2 to 1. Noted

J. Dube asked how you can know how the wetlands drain and not know the soils.

Noted this is seen on sheet 7 of 28. EC2.

C. Balcius distributed photographs of the wetlands drainage and soils. Wetlands on site, EC2, on lot 5 and 6 have been identified as forested wetlands. Noted some of the wetlands are skidder ruts. Noted the wetlands are endo saturation, wet, sandy soil. Total wetland impact would be approx 8900 sq ft of impact.

T. Hoopes asked and expressed his concern about erosion control.

P. Julia with the new road the disturbance is approximately 363. Noted the road can be constructed and vegetated within one season depending on the equipment. Assured the Board they would follow erosion control instructions.

J. Dube note the change on driveways on shared driveway for lots 13 and 14 and also 16 and 17. He asked about the profile for the driveway for lot 13.

P. Julia responded.

T. Hoopes asked about the wording on the lot with the big wetland and wanted to know the wording.

R. Walker noted it is lot 23 and a particular paragraph will be placed in the deed that " ____"

J. Dube noted that a letter of extension is needed for the file.

R. Walker noted he will submit a letter for an extension.

J. Dube noted waiver needed for deadline for submission.

Open to public input.

T. Varney, abutter. Noted there have been no documents submitted for the protection of the wetlands. Would like time to review new plans submitted. On the plan that shows 4K areas noted lot 3, 7 and 9. Noted these plans. Lot 8 violates the 3 to 1 rule. Driveway on Lot 17 and 18 is a double driveway.

Noted from the board that this is corrected on new plans submitted.

Noted lots 17 and 18 driveways should be addressed. Note the bridge that shows two double culverts. Concerned the wildlife corridors. Asked why wildlife study has not been done. Wetland impact showed 9990 sq ft. Concerned about just going by Wetland Scientist numbers and not personally checking.

Feels this will be over 10,000 sq ft when construction is complete. Retaining walls on Macduff road need feels it would be better for slopes. Worried about 190 ft retaining wall and maintenance. 20 ft road bothers him and feels it is against the highway regulations. Feels this road should be 22 or 24 ft. Intersection of Old Wolfeboro Road. Cannot believe the report shows that is not dangerous. Noted his professional engineer opinion is that this road is dangerous and unsafe. Bothered as to why there are issues unanswered.

C. Balcius clarified that the original impact was 9990 and revised is 9935. That zoning provides the upland buffer and replanting plans have been submitted.

Board discussion on revised road standards and driveway standards.

P. Julia noted the dimensions of the box culvert. The width of the box culvert is 13 ft.

T. Hoopes noted this is technically a bridge since it is over 10ft.

B. Straube commented this is not an unusual application. A good advantage with regard to wetland impact with minimal disturbance by just place the structure in place.

No further input seen or heard.
Closed public input.

Board deliberations.

J. Dube asked the board about the road cut and slopes and why can't they be 3 to 1.

P. Julia noted this would increase the wetland impact greater than 10,000 sq. ft.

J. Dube noted need certification on slopes.

Discussion on the engineers differing opinions on the 600 ft road.

P. Julia agrees that a vertical grade could be sought, but makes very little tangency in the curves. Their choice is to make this road more uniform. The trade-off is constructability.

B. Straube stated the change would be done to ___

General discussion on the 600 ft road.

Discussion on submission deadlines and extension that is needed. Noted the applicant needs a waiver from the Board on the road and also from the Selectmen for the 20 ft road.

Items needed: Certification on the road by an engineer. Approval of waiver from the Selectmen for the 20ft road. Continuing case to next month to allow time for abutters to review new information that was submitted late. Letter for extension.

Motion by _ to continue case P06-93 and 95 to the next Planning Board meeting on February 20, 2007 at 7:00 p.m. Second by _ . No discussion. Vote

Motion by T. Hoopes to approve Case P06-93 and 95 with the following conditions:

1. All necessary State, local and federal permits
2. Note added to plat on erosion control
3. Declaration of covenants.
4. Homeowner association agreement
5. Certificate of organization for homeowner's association
6. The language and conditions on the cistern
7. Security in the form of cash or letter of credit
8. Security in the form of cash or letter of credit (construction of road
9. An amount necessary for construction inspections to be place in an escrow account
10. Following notes to be added to the plat
11. The correct spelling of Macduffy Road.
12. Trees along the boundary
13. Final drawings showing footing details. (amended – final drawings must be stamped by an engineer.
14. Final plans on retaining walls
15. As-built plans for the road and final engineering inspections to be complete
16. The information on underground utilities
17. A preconstruction meeting.
18. A warranty deed will be prepared and language reviewed by town counsel
19. Any changes to the plan
20. applicant must seek and obtain a waiver from the Selectmen for
21. Certification on the slopes for the road.

Second by B. Holmes. Discussion. To grant the waiver for the number of days for the acceptance of information. Second by B. Holmes. Motion carries 4 to 1.

Motion by T. Hoopes to grant the waiver for the number of days for acceptance of information. Second by B. Holmes. No discussion. Motion carries 4 to 1.

Meeting break 9:20 p.m.

Meeting reconvened 9:30 p.m.

Case P06-106
Donald E. Roberts

Map 6, Lot 18

2-Lot Subdivision
Route 28 & Chamberlain Road

Continued from the December 19, 2006 hearing.

Present for this case: Donald F. Roberts (correction on middle initial to "F")

M. Jerkins noted to waivers requested.

Motion by T. Hoopes to accept application for Case P06-106. Second by B. Holmes. No discussion. Vote unanimous.

D. Roberts presented history of the case. Previous application did not comply for width to depth ratio. He has currently purchased 3 acres of property.

T. Hoopes asked when DOT approved three road cuts.

D. Roberts noted this was approved in 2005 and noted this is before the curve. Also noted that DOT painted the road 1, 2 and 3.

J. Dube noted the plans need a wetlands stamp.

C. Balcius noted a copy of the DOT permit would also be needed.

Open to public input.

None seen or heard.

Closed public input.

Board deliberations.

Motion by T. Hoopes to approve case P06-106 with the following conditions:

1. Trees along the boundary
2. A note added to plat
3. Timber cutting
4. plans stamped by wetland
5. copy of dot permit submit

Second by B. Holmes, No discussion. Vote unanimous

Case P06-107
Spring Haven Campground, LLC

Map 65, Lot 17

Site Plan Review
1702 Mount Major Highway

Continued from the December 19, 2006 hearing.

Present for this case: Tom Varney and applicant (get from Monica)

T. Varney noted to changes on the plans since last meeting.

T. Hoopes does not have a problem with the location and also noting no use for residential use. Question from current acting police chief on access to Acorn Road.

T. Varney presented history of the case. To bring the Spring Haven Railroad station to a current foundation on the Spring Haven property.

Note trees referred to are not on applicant's property. They are on State property.

Discussion on entrance and exit.

T. Hoopes has a problem with some of the pre-existing items on the property. One item was a shed on the property line. Noting there should be a 10 foot set back.

Applicant noted this could be moved forward or removed.

M. Jerkins noted the shed is not on the site plan.

J. Dube note on the plan that is not placed on the plan in the correct direction. Stated this should be corrected.

J. Bureau asked where the building is currently.

Applicant noted it is about just past the Wise Owl store.

C. Blackstone asked about decks to some of the trailers.

Applicant noted decks are required to be 4x8 sections and should be able to be taken apart within 24 hours and also that trailers can be towed by a pickup truck. Noted there are 4-5 sites with refrigerators outside. No decks can be over 35 feet in length to State regulations.

T. Varney noted this is a well managed park.

Open to public input.

None seen or heard.

Closed public input.

J. Dube main concern that the trailer be corrected on the plan. That the shed be marked on the plan but noted to be moved or removed. Noted concern for abutter comments with regard to construction company being run from property.

Applicant noted the machines are there for work only on the property. The words Tilton-Alton on his equipment depicts only the scope of the area for his business. Confirmed that a business is not being run from the property. The equipment is there on the weekends because this is when they are working on projects otherwise the equipment is store on their commercial property on 106.

C. Blackstone asked about a time line for construction.

Applicant stated approximately 2008 to put in retaining walls, get the train station moved, plantings, etc.

J. Dube would like to see planting buffer on the plan.

C. Blackstone asked why there were parking spaces around the building.

Applicant stated they are there because the Board told him to put parking in on the plans.

Motion by T. Hoopes to approve case P06-106 for a site plan with the following conditions:

1. The shed and any other structures within the 10 foot setback be removed.
2. Realignment of the RV site at the south east corner

3. Statement of the Building Inspectors comment that there should be not residential use of the new building.
 4. Illustration of plantings be illustrated on the plat.
 - 5.
 5. No heavy equipment for operating a business may be stored on the site
- Second by C. Balcius. Motion passes 4 in favor, 1 abstention.

Motion by T. Hoopes to continue past 10 p.m. Second by B. Holmes. No discussion. Vote unanimous.

- J. Bureau recused himself form this case.
- C. Balcius recused herself from this case.

Case P06-110
Brian & Heather Welch

Map 3, Lot 24-1 & 23

14-Lot Subdivision
Prospect Mountain Road

Continued from the December 19, 2006 hearing.

Present for this case: Heather Welch, Arthur Hoover, David Ekman, Joe Griffin.

M. Jerkins noted this case was continued pending regional notification and no waivers requested.

Motion by T. Hoopes to accept the case for P06-110. Second by B. Holmes. No discussion. Vote unanimous.

A. Hoover confirmed that the regional notification has been approved. This is a 14-lot subdivision. 13 new lots. Traffic analysis will be minimally impacted over what is already occurring in that area. Agree with all department comments and recommendations. Voluntarily will add a school shed if necessary at the end of the road.

D. Ekman informed 62.4 acres. Lots vary from 2 to 12 acres in size. Site distances are adequate. Noted 10,000 gal. Cistern. 2400 feet of road way, 2 detention ponds, Touching the edge of three wetland areas and noted they will need a wetlands permit, subdivision and site specific permits. Road is 22 ft with 4 ft shoulders.

J. Dube would like to send this application to engineering.

A. Hoover notes that several of the properties abut New Durham

Open to public input.
None seen or heard
Closed to public input

M. Jerkins asked if the Board would like to do a site walk on this property.

Discussion on scheduling a site walk.

Motion by T. Hoopes to have do a site walk on February 1 at 3:30 p.m. Second by B. Holmes. No discussion. Vote unanimous.

Motion by T. Hoopes to have this application go to CMA Engineering for review and report to Planning Board. Second by B. Holmes. No discussion. Vote unanimous.

A. Hoover asked about the time frame for this review by CMA

Motion by T. Hoopes to continue case P-06-110 to February 20, 2007 regular meeting. Second by B. Holmes. No discussion. Vote unanimous.

J. Bureau and C. Balcius resumed their place on the Board.

T. Hoopes recused himself from this case.

Case # P06-42 **Map 19, Lot 8-2** **Site Plan Review**
Industrial Communications & Electronics **1439 Wolfeboro Highway (NH 28)**
Co-applicant: RCC Atlantic, Inc. d/b/a Unicel
Owner of Record: Roberts Knoll Campground, LLC
Continued from the November 30, 2006 hearing.

C. Balcius disclosed NH Soils did work on the property for the Roberts Knoll

Present for this case: Earl Duval, Don Cody, Kevin Delaney, Tom Voltaro.

E. Duval expressed his appreciation for hearing the case at a late time. They are back before the Board for Site Plan review after getting a Variance from the ZBA.

C. Balcius asked the applicant to explain their request for waivers.

E. Duval

1. 7.2.4 – subdivision name - not applicable.
2. 7.2.10 subdivision purpose - not applicable.
3. 7.2.19 location – not applicable.

C. Balcius asked why this is not applicable.

D. Cody noted this property is not on a public way.

4. 7.2.20 - not applicable for the site as describe for number 3.
5. 7.2.22 existing easements – these are noted on the plan
6. 7.2.24 soils – not applicable to this site.

D. Cody stated they would be using a wood road.

C. Balcius stated her reasoning why this should be submitted. She added since there were significant number of waivers that a site walk would be merited and they could grant the waivers after that.

- 7. 7.2.26 existing and future improvement – not applicable. Existing roads and utilities are marked on plans
- 8. 7.2.28 public use – not applicable.
- 9. 7.2.29 future development - not applicable.
- 10. 7.2.31 description of public utilities or drainage n/a
- 11. 7.2.32 location of areas n/a
- 12. 7.2.33 wetlands n/a
- 13. 7.4.5.1 drainage plan n/a
- 14. 7.4.5.2. erosion control plan
- 15. 7.5.5.1
- 16. 7.5.5.3

M. Jerkins added

- 7.2.6 scale, no scale
- 7.2.11 no certification
- 7.2.15 locust – no tax map or
- 7.2.16 no legend
- 7.2.30 no flood plain data
- 7.5.12 environmental impact study – unable to locate

C. Balcius noted some are obviously not needed. Would like to make a decision on these waivers after a site walk.

Motion by C. Balcius to grant the waivers for the following

- 7.2.4 subdivision name
- 7.2.10 subdivision purpose
- 7.2.28 public use
- 7.2.29 future road
- 7.2.31 public utility
- 7.2.32
- 7.2.33 wetland boundaries
- 7.4.5.1 NH Engineer
- 7.4.5.2 field
- 7.5.5.1 impact study
- 7.5.5.3 traffic study
- 7.2.6 scale
- 7.2.15 locust
- 7.2.16 legend
- 7.2.30 flood plain data

Second by J. Bureau. No discussion. Vote unanimous.

Discussion on a date for the site walk

Motion by C. Balcius to schedule a site walk for case P06-42 for Tuesday, February 13 at 4:00 p.m.
Second by B. Holmes. No discussion. Vote unanimous.

Open to public input.
None seen or heard.
Closed public input.

J. Bureau asked what kind of construction equipment is used for this project.

D. Cody an excavator will be used. Pickup trucks will also be used. The road will be improved to be passable and maintained.

Motion by B. Holmes to continue case P06-42 to the February 20, 2007 meeting. Second by C. Balcius. No discussion. Vote unanimous.

Other Business:

1. Old Business: Sav-On Insulation, Case P04-09

Came in for a compliance hearing, board requested the cistern has been built but no bond posted. Motion by B. Holmes for a compliance hearing. Second by C. Blackstone. Vote unanimous.

2. New Business: Africa Road Building Permit request on a class 6 road.

Mike Seaver, Leo Tremblay.

Motion by C. Blackstone that the planning board has objection to the road building permit for Africa Road, a class 6 road. Second by J. Bureau. No discussion. Vote unanimous.

3. Correspondence: Land Resource Management Workshop – 2007, Future Land Use maps and work maps. For the Board information purposes.

4. Any other business that may come before the Board.

Motion by _ to adjourn. Second by _. No discussion. Vote unanimous.

Respectfully submitted by Carolyn Schaeffner, Recording Secretary.