

Minutes approved January 25, 2008

Call to Order: by Chairman Tom Hoopes at 7:00 p.m.

Present: Tom Hoopes-Chairman, Bruce Holmes, Bill Curtin-Selectmen Representative, Cynthia Balcius, Bonnie Dunbar, Robert Bystrack, Timothy Roy-Alternate, David Hussey-Alternate, Sharon Penney-Town Planner, Stacey Ames-Planning Assistant, Carolyn Schaeffner-Recording Secretary

Appointment of Alternates: Timothy Roy and Bystrack?

Approval of Minutes – Moved to the end of the meeting.

Approval of Agenda: Other business to add for Old Business. Conceptual subdivision to be added to agenda. Two additional conceptual consultations.

Motion by B. Curtin approve the agenda as amended. Second by B. Dunbar. No discussion. Vote unanimous.

Public Input: None seen or heard.

Conceptual Consultations:

David Hussey and Cynthia Balcius recused themselves for this case.

P07-48 Persson

Present for this case: Jody Persson

Concept of purchasing Cofin Brook Gravel Pit and turning into a motor sports park. Two conservation easements on property and considerable wetlands. Going before the ZBA on December 6. Closed course, 1 mile track. Controlled facility with specific hours of operation. ½ mile on property from road for traffic relief. Chief Johnson told him it was adequate for apparatus. Distributed photographs similar to what they would like to build. ATV, dirt bike and snowmobile. No fueling stations, portable restrooms, portable concessions. Used for several events throughout the year. Concessions would be controlled by the Selectmen. Hours of operation Mon-Sat 11-dusk. No nighttime activity. Possible to use for snowmobiles – met with snowmobile club. 98 acres, 52 in conservation easement. Membership and day passes. Closest place like this is currently in Maine. Machines will be tested for decibels. 96 decibel by law on State trails. Will have sound birms. Will rent devises to participants whose machines are above approved noise levels. Has met abutters. Some concerned about pollution. Will have spill kits on site. No fuel trucks, fuel in cans only. Most participants have their fuel on their trailers. Staffing will probably be one person, a manager and maybe a few others. Event days there will be 4 EMT's and 2 ambulance that will be hired – insurance requires it.

T. Hoopes noted this is not a permitted use in the Town and going before the ZBA for Special Exception.

Question posed on clean water provided.

J Persson noted participants bring their own water.

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Track will be treated with water only. They are applying to DES for an additional pond. They are working to keep all drainage on the property to re-water track and parking lot. At this point in planning there are no permanent buildings. In time, possibly a permanent restroom and concession building.

Board will be looking for wetland delineation. Possibly walk on property and physical test to hear machines on track.

S. Penney referred to the ZBA minutes for this case that have been distributed to the Board.

David Hussey and Cynthia Balcius resumed their seat on the board.

Case P07

Dr. Chris Kempton

Dental case, 63 Main Street. Permitted use

Present for this case: Dr. Kempton

Purchasing the house.

The Board does not see any problem with this conversion.

One dentist. No rentals in house. Will at first start with 2 days a week to see need. Fully insured.

Driveway is off Main Street.

Timothy Roy recusing himself for this

Case P07, Map

Proposed two lot subdivision

Richard and Nancy Coskren

Present for this case: Richard Coskren. Dean Clark

½ mile driveway 58 acres

Subdivide below the driveway. Discussion of driveway referring to the plan. Needing to get 200 feet of frontage for each lot.

Timothy Roy resumed his seat on the Board.

Applications:

Case P07-44

Cima

Present for this case: Kevin Ashe

Acquire 685 sq ft for the dock. Lots have changed hands from being owned by same family. Dock is currently on Parker property.

Waiver requests for sheet size.

Motion by B. Dunbar to grant the waivers and accept the app C. Balcius. Amend motion to add waivers 7.2.12, 7.2.15, Second by B. Holmes. Vote unanimous.

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Open to public input
None seen or heard.
Public input closed.

Motion by B. Dunbar that parcel size ratio has no. 9.14. Second by B. Curtin. Vote unanimous.

Motion by C. Balcius to approved P07-44. Second by B. Holmes. Vote unanimous.

Case P07-47 Bayview Forest and Development
Present for this case: Karen O'Rourke, and Brian
Robert Bystrack recused himself from this case.

5000 linear feet of roadway with proposed 43 single family dwellings. Two access Austin Road and Swan Lake Trail. Current disposition are why they are here tonight. Question on need to upgrade road for access on Austin Road. The rest of the SD no waiver requested. Staying within road standards.

T. Hoopes noted there was a previous wetlands permit on this property.
Corp of Engineerings. Erosion and storm control great concern on this property.

C. Balcius asked about ideas for storm water. Any vernal pool on site?

Look briefly at drainage. Larger lots which is helpful. Open area drainage. Several detention easements.

Wetlands delineated fall of 2006.

Box culvert with a bridge for wetlands crossing.

5000 linear feet for road. 1300 longest section.

Cutting plans for viewsheds

Question on Bowman property.
Needing a permit to grub.
Does not meet the right of way width.

Open to the public –

Abutters – Kim and Greg Tinkham – concern for water run-off.

Joe Thomas – Swan Lake trail – concern for road – narrow. Purchased due to the fact it is a cul-de-sac.
Lots of families with children.

Chris Whalen – Swan Lake Trail – concern for the road to change. Very little traffic now and concern for increase of traffic and connection to 43 lots.

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C. Balcius informed that a traffic report will be requested for that road.

Closed public.

B. Curtin suggested walk property.

Discussion can't walk until full acceptance of application. Discussion after Design review and snow is coming possible invitation from applicant to walk the property.

T. Hoopes requested selective cutting.

S. Penney reminded this is in the viewshed conservation.

B. Dunbar concern of optimal placement of houses for water runoff. Concern also for potential lot owners. Would like to see wording in deed

B. Curtin suggested wording in Association covenants.

Town department head reports fairly extensive.

Robert Bystrack resumed his seat on the Board.

8:56 Break

9:05 resumed

Other business

Case P04-49, extension. DES information

Melissa Guldbrandsen and Brad Hunter

Extension on approval – not granted until

Discussion positive – changes addresses with culverts moved and added. Separating storm water from wetlands. No changes in roads or lot configurations. Note provided. Gloria notes and Melissa notes.

Extend to may 2008. Need to meet state deadline of January.

Motion by B. Curtin grants the extension to November 28, 2008 Second by B. Holmes. Vote unanimous.

Frenette Class VI Building permit. Last time needed Department head reviews. Construction on a class VI road. Selectmen approved conditional upon Planning Board approval.

Amount of drainage that will effect downstream

Motion by

Shoreland rules are changing to 50 ft from 30 ft.

New business

Payments to approve.

C. Balcius recused from conversation

Belknap County Conservation District for Ridgewood. \$1050.

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B. Curtin second by Bruce – Vote unanimous.

C. Balcius resumed seat

CMA invoice from November 8 (8 invoices) 2,302.66. Reference invoice 33. Note 2 are credits.

Motion by B. Curtin Invoice number 33, in the amount of 2302.66. Second by B. Dunbar. Vote unanimous.

Irrevocable road bond

Motion by B. Curtin to approve dates for 2008. B. Dunbar.

Minutes of October

Motion by B. Curtin to approve minutes of as marked on the original by the planner. Second B. Dunbar

Work session on the 27th at 5 p.m. motion B. Curtin Second by B. Holmes

Motion to adjourn Bruce. Seconded by Bonnie. Vote: Unanimous