

**DUNBARTON PLANNING BOARD
WEDNESDAY, MAY 15, 2013
DUNBARTON TOWN OFFICES – 7:00 P.M.**

The regular monthly meeting of the Dunbarton Planning Board was held at the above time, date and place with Chairman Ken Swayze presiding. The following members were present:

**Kenneth Swayze, Chairman
George Holt, Co-Chairman
Alison Vallieres, Secretary
Michael Guiney
Charles Frost
Les Hammond, Selectmen's Representative**

Town Board/Staff Members:

**Kelly Dearborn-Luce, Building/Planning and Zoning Department
Jeff Crosby, Road Agent**

Other Members of the Public:

**David Nault
Brian Nault**

Ken Swayze, Chairman, called the meeting to order at 7:00 p.m. with a six (6) member Planning Board present. He noted for the record that all members present would be voting members unless they recused themselves from the particular agenda item.

Ken Swayze, Chairman, introduced Kelly Dearborn-Luce, the new employee for the Building/Planning and Zoning Department. Welcome aboard, Kelly!

Ken Swayze, Chairman, confirmed with the Secretary that the meeting had been posted in two public places and also placed on the Dunbarton Web Site in conjunction with the law regarding posting of meetings, etc.

Ken Swayze, Chairman, noted that the Giovagnoli Continued Public Hearing was withdrawn by the applicant until the next regularly scheduled Planning Board Meeting on Wednesday, June 19, 2013.

A. General Board Administration:

1. Approval of previous meeting minutes: Wednesday, April 17, 2013

Charles Frost made an amendment to the minutes that Tim Terragni's name was not included in the list of attendees on the first page of the minutes.

MOTION:

George Holt made a motion to accept the amended minutes of the previous meeting of Wednesday, April 17, 2013. Les Hammond seconded the motion. The motion passed unanimously.

B. Correspondence

Alison Vallieres, Secretary, passed out two letters received via Certified Mail at the Dunbarton Town Office addressed to the Planning Board regarding the Giovagnoli Site Plan Review as follows:

1. Letter dated May 10, 2013 from Ann West, abutter to the Giovagnoli Property. (attached)
2. Letter dated May 6, 2013 from Ann West and Craig Webb, abutters to the Giovagnoli Property. (attached)
3. Noted that a communication regarding proposed Pete and Gerry's operation in the Town of Bethlehem from the VandeBogarts, abutters, was also distributed to all Planning Board members via mail. (attached)
4. In addition, Ken Swayze, Chairman, distributed copies of correspondence he received from John Porter, Extension Professor/Specialist, Emeritus, University of New Hampshire Cooperative Extension Office for Merrimack County. (attached)

Ken Swayze, Chairman, stated that all correspondence received re the Giovagnoli Site Plan Review would be distributed to the applicant, Jacques Belanger, Surveyor, and Jen McCourt, Engineer.

C. Selectmen's Report

Les Hammond noted he had nothing to report at this time with the exception that he and Michael Guiney had toured the Monroe, NH Pete and Gerry's Egg facility on Saturday, May 4, 2013 but would report on this at the next meeting.

Ken Swayze, Chairman, noted that it would be worthwhile for Planning Board members to also visit this facility.

PUBLIC HEARINGS:

CONTINUED PUBLIC HEARING - DAVID M. NAULT (B6-01-02) PROPOSED TWO LOT SUBDIVISION LOCATED ON MONTALONA ROAD AND KELSEA ROAD IN THE LOW DENSITY DISTRICT IN DUNBARTON, NH

At this point in the meeting, Michael Guiney recused himself from the Board due to abutter status.

Kelly Dearborn-Luce, Planning and Zoning Department, stated she had reviewed the final plan, the recent Status report and read all the minutes regarding the Nault Proposed Two Lot Subdivision. The only comments she had were as follows:

1. Town Administrator has assigned the lot a new lot # which is B6-01-14.
2. Noted necessary changes which should be made to the final plan. It was noted that the driveway waiver may no longer apply to this proposed subdivision because they will not have a shared driveway as presented at the first meeting, if a wetlands driveway permit is approved..
3. Noted there is a \$4,000 exaction fee to be used for replacement of a culvert and other work as may be determined by the Road Agent.

Ken Swayze, Chairman, opened the Public Hearing for public comment at 7:10 p.m.

There were no abutters present with the exception of Jack Belanger, representing the Pointer Fish and Game Club and Michael Guiney who had recused himself from the Board for the application.

Michael Guiney - Present, no comments

Jack Belanger, Pointer Fish and Game Club - Stated he want to make sure it was on the record that an adjacent lot is an active grandfathered shooting range. In addition, he would like to be assured that all necessary permits are in place and up to date.

Ken Swayze, Chairman, noted that the only permit required at this point is a Wetlands Permit for the driveway location.

David Nault also noted that the Pointer Fish and Game Club is in a different Town.

David Nault, applicant, stated he just called DES regarding this permit and they assured him he would be receiving approval within the next couple of weeks. This is a minimum impact permit because it is 700 square feet.

Ken Swayze, Chairman, noted that the Board would not be signing the plan until all approved permits were received.

Charles Frost stated that he never went on a Site Walk of the Nault Property. It was noted that George Holt, Les Hammond, Selectman and Jeff Crosby, Road Agent had done a Site Walk.

It was noted that there is \$4,000 set aside for the Road Agent to do work on the culvert.

MOTION:

Ken Swayze made a motion that the Dunbarton Planning Board approve the proposed 2-lot subdivision by David Nault, Owner, for Map/Lot B6-01-02, located on Montalona Road and Kelsea Road in the Low Density Residential District, subject to the following conditions:

- 1. Submittal of a final, technically accurate, and graphically correct plan-set in full compliance with all current subdivision regulations and incorporating any and all additional requirements established during deliberations with the board (per minutes, per Status Reports, etc.);***
- 2. Approval and receipt of all other required local, State, or Federal permits. There shall be no change(s) to the base plan(s) without re-consultation with the board, as a result of such other permit approvals; (including but not limited to wetlands driveway permit, etc.)***
- 3. Payment of all fees and costs associated with the Dunbarton Planning Board application process;***
- 4. That an exaction fee be assessed in the amount of \$4,000.00 for the new residential lot (B6-01-14) to account for the recognized need for incremental construction improvements on the Class V section of Kelsea Road necessitated by the increased use to be generated by this proposal. (Including but not limited to costs associated with the repair and/or replacement of culvert(s) proximate to the premises.) (To be assessed as of this approval; and paid prior to the issuance of any building permits.)***
- 5. Prior to plan signing and recording of the Mylar, all conditional, specified work and improvements at the site, and/or as specified by the Land Subdivision Regulations, shall be completed (i.e. survey monumentation, etc.);***

6. Preparation, submittal and filing of all Deeds, easements, legal instruments, and/or other documents required or intended to be filed at the Merrimack County Registry of Deeds, in such content and form acceptable to the Town.

George Holt seconded the motion. The motion passed unanimously.

OTHER BUSINESS:

Jeff Crosby, Road Agent, brought up the following items for information and/or discussion:

Tucker Hill Monuments:

Jeff Crosby stated he recently discovered that one of the monuments for the Town owned land at Tucker Hill was missing. He noted that originally Fred Weston had written a check to the Town of Dunbarton to be used for fixing monuments and cleaning out catch basins. Did not know if these monies were still being held for this. If so, we should look into replacing missing monuments at Tucker Hill Road.

Illegal Dumping at Kimball Pond:

Jeff Crosby reported that there was considerable illegal dumping going on at Kimball Pond. The Police Department called him regarding this and the Highway Department cleaned up used electronics, etc. which had been dumped there.

George Holt also reported that the Conservation Commission had taken three large loads of trash from the Kimball Pond area to the Transfer Station.

Golf Course:

Noted that the Golf Course had recently been sold. Can they come back to the Town with plans to go ahead with development, etc.

It was noted for the record that the time limit of six years had passed. Bob Pike, previous owner, was notified of this expiration and did not respond. The new owner would have to come in with a new plan, etc.

Chan Subdivision:

Reported that the Town Forest Committee would be taking title to the Town land to be given by Chan. It is an old gravel pit area.

Turn- Arounds within Subdivisions:

Reported that the Chan turn-around area is a right hand turn which is much better than a left hand turn for snow plowing. Noted that the Zachary Drive turn around is a left hand turn around and this makes it more difficult for plowing/dumping snow. Would suggest that all turn-arounds be made for a right hand turn.

There being no further business, the meeting adjourned at 7:55 p.m.

Respectfully submitted,

Alison R. Vallieres, Secretary

