IN ATTENDANCE: Chairman Ken Swayze, Vice Chairman George Holt, Secretary Chuck Frost, Jeff Crosby, Ex-Officio Mike Kaminski, P/Z/B Department Administrator Donna White

BUSINESS: Secretary Chuck Frost stated that meeting notices were posted on the Town’s bulletin board and website. Chairman Swayze stated that five members are present, and all will be voting as allowed.

1. Approval of Minutes: Chuck Frost made a motion to approve the minutes of the February 19, 2020 meeting as presented; George Holt seconded the motion. There was no discussion. All were in favor.

2. Correspondence/General: George Holt reported that the Conservation Commission met and talked about zoning ordinance changes, particularly relative to the Wetlands Conservation District. He told the Commission the Planning Board will revisit the matter as the review continues.

3. Selectmen’s Office Report: 1) Mike Kaminski said this may be his last meeting as the Selectmen’s representative, noting he has held the position for the last two years and the board will probably rotate next month. 2) Some town services may be scaled down in the next few days due to the Coronavirus. The transfer station may go to single-stream processing; the library is closed; many meetings have been cancelled; Arts on the Common has been cancelled; and some offices may be working reduced hours. Jeff Crosby thanked everyone for making the effort to come tonight. He said he feels it is important to meet. Ken Swayze agreed, thanking members for keeping the process moving.

4. Planning/Building Department Report: Donna informed board members of the following: 1) The amendments all passed and have been incorporated into the Zoning Ordinance. Once reviewed by the Board’s officers, revised copies will be printed and distributed. 2) No new applications were received for the April meeting. 3) There has been good progress on the Botnick project; Mr. Botnick has been very cooperative. 4) The Selectmen received a letter of complaint about unregistered vehicles at a property. Contact has been made with the property owner, and he has been very cooperative with the code enforcement office. 5) Dave Nault reported from the audience that the most complaints heard on voting day were about the zoning amendments. He said several voters spoke with him, not knowing what they were about and not having the old version to compare to the proposed new version. Donna explained that the Town Clerk had two binders with the full text and explanation of each amendment available at the polls for that purpose. Copies of the amendments were available at the offices and were posted on the Town’s website for the month prior to voting day.

OLD BUSINESS:
Application 2020-PB-001 – David Nault & Joshua and Leigh Nault – 3-Lot Subdivision of Tax Map B6-01-10, Montalona Road, in the Low-Density Residential District. Ken Swayze recused himself from
this case; George Holt stepped in as the acting chair. Chuck Frost stated that Mr. Nault hays his mother’s field, and he would step down if anyone felt there was a conflict. Board members agreed there was none. Mr. Frost remained on the Board.

Acting Chair Holt asked if anyone had looked at the site; a couple of members said they had driven by but not walked it. Mr. Holt said he walked the property, and it is a hard piece of land. He said he was concerned about access but found that the driveways as shown on the plan are the only real options. He said they are old accessways; there is good line of sight. Mr. Holt said he thought anyone would be hard-pressed to build on the middle lot because of the wet area. He said they may need a wetland permit to cross with a driveway. Mr. Holt said he looked at the loose pin in the stonewall abutting the Bellows property. He said it is not stable and he would advocate that it be replaced. He said other options could be doing an offset or securing the pin with concrete. Jacques Belanger said they will check with the abutter and tend to it. Mr. Belanger reminded members that his crew only surveyed the front 15 acres of the parcel, and they will not be setting new pins around the entire parcel. Board members agreed a waiver had been granted for that purpose.

Jeff Crosby said he looked at the site for driveway purposes, noting the sight distance is acceptable. He said he feels there is substantial area for a driveway without impacting the wetland on the middle lot. Mr. Crosby said he would like to see the loose pin stabilized rather than doing an offset. Dave Nault said all property owners have signed the Eversource easement agreement. It will be recorded once signed by Eversource representatives.

Acting Chair Holt opened the hearing to the public. Hearing no comments or questions, the hearing was closed to the public and brought back to the Board.

Chuck Frost made a motion to approve the proposed subdivision for David Nault and Joshua & Leigh Nault of Tax Lot B6-01-10, dividing one 100.26-acre parcel located on Montalona Road into three residential lots, 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 status reports, Planning Board meetings & minutes of February 19, 2020 and March 18, 2020, and other acknowledgments).
2. Approval and receipt of all other required local, state and 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.
3. Payment of all fees and costs associated with the Dunbarton Planning Board application process.
4. That all specified work and improvements at the site, as specified by the Land Subdivision Regulations, be completed prior to the signing and filing of the mylar (survey monumentation must be complying, etc.).
5. Preparation, submittal, and filing of all deeds, legal instruments, and/or documents required or intended to be filed at the Merrimack Country Registry of Deeds; in such content and form acceptable to the Town.

Motion seconded by Jeff Crosby. All were in favor. Ken Swayze returned to the Board.

With no other business before the Board, Chuck Frost moved to adjourn the meeting at 7:25 p.m. George Holt seconded the motion. All in favor.

Respectfully submitted,
Donna White