

**PLANNING BOARD
RINDGE, NEW HAMPSHIRE
October 6, 2020**

DATE: October 6, 2020 TYPE: Public Hearing APPROVED: October 20, 2020

TIME: 7:00 pm

CALL TO ORDER: 7:01pm

ROLL CALL MEMBERS: Jonah Ketola, Sam Bouchie, Jason Paolino, Kim McCummings, Holly Koski

ROLL CALL ALTERNATES: Katelyn Smith

ABSENT: Cheves Walling,

EX OFFICIO: Roberta Oeser

PLANNING DIRECTOR: Kirk Stenersen

APPOINTMENT OF ALTERNATES: Katelyn Smith

OTHERS PRESENT: Sharon Rasku, Judy Unger-Clark, Kelly Dowd, Armando and Peg Golisano, Erica Smith, Mark Smith, Stephen Gray, Donald Wilson, Jeff Dickler, Deni Dickler, David Druin, Phil Simeone, Dana and Becky Ryll, Nathaniel Merrell, Jennifer Merrill, Randy Burt, Trevor Fletcher, Pete Worthley

Call to order and Pledge of Allegiance

Chairman Ketola called the meeting to order at 7:01pm

Roll call by Chairperson

Kirk Stenersen, Planning Director, Roberta Oeser, Ex-Officio, Holly Koski, Kim McCummings, Jonah Ketola, Chairman, Sam Bouchie, Jason Paolino

Appointment of alternates, if necessary.

Chairman Ketola suggested appointing Katelyn Smith until the next election, to replace Dennis Casey who resigned from the board.

Motion: Kim McCummings motioned to appoint Katelyn Smith to fill the vacant seat until the March election. Jason Paolino seconded the motion

Vote: Aye – 7, No – 0, Abstain – 0

Announcements and Communications

Chairman Ketola asked members of the audience to sign-in if they hadn't already done so. He stated that the meeting is also on Zoom video only, that those who are watching will not be able to participate and members of the audience should speak loudly when called upon so that everyone could be heard. He also stated that the sequencing of cases on the agenda would be moved around and the applicants were informed of the changes.

Kim McCummings announced the last Rindge Farmers and Crafters Market for the season would be held on Thursday, October 8th from 3pm – 6pm on the Rindge Common, Rte. 202N.

Approval of Minutes:

1. September 1, 2020

Roberta Oeser mentioned that the right of way that needs to be legally vacated was missing from the concerns listed at the top of page nine and needs to be added.

Chairman Ketola called for the approval of minutes as amended.

Motion: Roberta Oeser motioned for the minutes of the September 1st meeting be approved as amended. Jason Paolino seconded the motion.

Vote: Aye – 7, No – 0, Abstain -0 The minutes of September 1, 2020 are accepted as amended.

Old Business/Continued Public Hearings

- 1. Continued from September 1, 2020 CONSIDERATION OF** an application for a Major Subdivision submitted by Randolph P. Burt, 129 Bean Hill Road, Rindge NH 03461 for property located at Tax Map 11 Lot 1 on Woodbound Road. The property is located in the Residential-Agricultural District. The applicant is seeking approval for a 5 lot subdivision.

Planning Director Kirk Stenersen read the Background Information into the record

1. David A. Mann Survey on behalf of Randolph P. Burt has submitted for approval of a Major Subdivision of Tax Map 11 Lot 1 located at 240 Woodbound Road.
2. The applicant is requesting to subdivide Tax Map 11 Lot 1, which is 86.07 acres into five lots. There is an existing home on the property at 240 Woodbound Road.
3. There are no proposed streets or roadways with this application. A majority of the items listed under the requirements for a major subdivision deal with subdivision applications which propose new roadways. This major subdivision application does not propose a new roadway so those specific items required for new roadways are not applicable to this application.
4. The applicant has requested a waiver from Section V.2.B.1 of the Town of Rindge Subdivision Regulations – “Location of water bodies, watercourses, wetlands...” for the remaining area of proposed Map 11 Lot 1-8. The applicant has delineated wetlands on a large enough portion of the lot to prove buildability. In my opinion the waiver request is a reasonable one due to the large size (65.9 acres) of the proposed lot.
5. If the Planning Board grants the requested waiver the applicant has provided the Planning Board with the information necessary to make an informed decision on the application.

Meeting Minutes
October 6, 2020
JK, SB, JP, KM, HK, RO, CW, DC

Chairman Ketola asked if the board had any questions regarding the application.

Motion: Roberta Oeser moved to grant the requested waiver, as presented, from the Town of Rindge Subdivision Regulations Section V.2.B.1 and accept the Major Subdivision application for Tax Map 11 Lot 1 as substantially complete as presented. Motion seconded by Holly Koski

Vote: Aye – 7, Nay – 0, Abstain – 0, the application is accepted

Planning Director Kirk Stenersen read information regarding the application into the record:

- 1) The proposed major subdivision is located in the Residential-Agricultural District.
- 2) This major subdivision is located off of Woodbound Road and is for five frontage lots.
- 3) There are no public infrastructure or utilities proposed.
- 4) The 86.07 acres will be subdivided as follows:

Map 11 Lot 1-4:	5.05 acres	250.24 feet of frontage
Map 11 Lot 1-5:	5.05 acres	250.00 feet of frontage
Map 11 Lot 1-6:	5.07 acres	250.14 feet of frontage
Map 11 Lot 1-7:	5.00 acres	250.02 feet of frontage
Map 11 Lot 1-8:	65.9 acres	391.47 feet of frontage

- 5) Access to each of the lots will be accessed via private driveways from Woodbound Road. Lots 1-7 and 1-8 will be accessed via a shared driveway.
- 6) A shared driveway agreement has been submitted by the applicant and has been sent to Attorney Gary Kinyon for his review. Comments have been received.
- 7) The applicant has provided test pit information as requested.

Chairman Ketola opened the hearing to the public. There were no comments.

Chairman Ketola read the following recommendations into the record.

I recommend approval of this Major Subdivision subject to the following conditions:

- 1) Monumentation (iron pins or drill holes as appropriate) shall be set at all lot corners and angle points, new and existing.
- 2) All applicable governmental permits shall be obtained.

Meeting Minutes
October 6, 2020
JK, SB, JP, KM, HK, RO, CW, DC

- 3) Prior, during and after recording of the decision, the applicant shall be made aware that any conditions placed on this subdivision plan through other governmental or permitting agencies are hereby included in this approval.
- 4) Review of the shared driveway agreement by Town Counsel, which cost shall be paid for by the applicant.

Jason Paolino asked about the slopes and septic on some of the lots. Kirk Stenersen said some were tight, but they would work. Chairman Ketola asked for additional questions from the board. There were none.

Motion: Kim McCummings moved to grant approval of this 5-Lot Major Subdivision of Tax Map 11 Lot 1-1 as presented with the 4 aforementioned conditions. Motion seconded by Holly Koski.

Vote: Aye – 7, Nay – 0, Abstain – 0 the major subdivision is approved with the above stated conditions.

Chairman Ketola stated that the board would be skipping around the agenda to open up seating space due to occupancy limits for covid-19 and then return to the next continued case.

New Business/ Public Hearings

Chairman Ketola read the case into the record.

1. **CONSIDERATION OF** an application for a Technical Subdivision submitted by Robert J. & Roberta A. Chamberlain, 35 East Main Street, Rindge NH 03461, for property located at Map 26, Lot 8; Robert S. & Myra L. Chamberlain, 33 East Main Street, Rindge NH 03461, for property located at Map 26 Lot 7; and Melanie and Richard V. Beauregard II, 41 East Main Street, Rindge NH 03461 for property located at Tax Map 26 Lot 9. The property is located in the Village District. The applicants are seeking a lot line adjustment.

Planning Director Stenersen read the following email from the surveyor Russell Huntley, regarding withdrawal of their application into the record.

From: Russell Huntley [<mailto:Russ@huntleysurvey.com>]

Sent: Friday, October 2, 2020 12:59 PM

To: Kirk Stenerson <planningdirector@town.rindge.nh.us>

Cc: Susan Hoyland <shoyland@town.rindge.nh.us>; planning secretary

<planningsecretary@town.rindge.nh.us>; Rob chamberlain <robchamberlain2469@hotmail.com>; Kelly Bergeron <kbergeron@fstnh.com>

Subject: RE: East Main Street Lot Line Adjustment

Hi Kirk,

We would like to formally withdraw our application for the boundary line adjustments between #35, #35 & #41 East Main Street, East Rindge.

Meeting Minutes
October 6, 2020
JK, SB, JP, KM, HK, RO, CW, DC

The rear lines of Rob's parcel 26-08 were somewhat challenging. I was using pins that other surveyors had set in recent years to reconstruct the location and dimensions of 26-08, as our locus deeds only called for distances and pins (missing), which in retrospect appears to be an error.

Further review of a deed recorded in 1919, recorded at Book 390 Page 435, references a survey performed at that time, and includes bearings and distances that run around the perimeter of parcel 26-08. (See Tract 17 on page 439) The survey appears to be unobtainable, but the deed cites the survey's bearings and distances, and I feel that is the more correct approach. Given that better information, I have decided to disregard the recently set pins in favor of the original metes and bounds, and have changed the boundary survey accordingly.

I have attached a copy of the amended boundary survey.

Russ

Russell J. Huntley,
NH Land Surveyor & Certified Wetland Scientist
NH Septic Designer
Vermont Land Surveyor

Chairman Ketola stated that the application has been withdrawn per applicant request.

Chairman Ketola read the next case into the record and announced that he would not be sitting on the case.

- 2. CONSIDERATION OF** an application for a Technical Subdivision submitted by Daniel Ketola, P.O. Box 80431, Simpsonville, SC 29680, for property located at the Southside of Woodbound Road (#130) Map 10 Lot 4 in the Residential-Agricultural District and Edgewater Realty Trust (Hosea Ketola, Trustee) P.O. Box 261, Rindge NH 03461 for property located South of #130 Woodbound Road easterly out to Fitzgerald Road adjacent to house #205 at Map 10 Lot 3-1-1 in the Residential-Agricultural District. The applicants are seeking approval for a lot line adjustment

Vice Chairman Sam Bouchie, asked Trevor Fletcher of Graz Engineering to introduce himself and provide a brief overview of the proposed Technical Subdivision and waiver request. Trevor gave the overview and explained the request of a waiver from being required to provide a plan for the entire parcel because the technical subdivision will only impact a small portion of the parcel as shown on the submitted materials.

Planning Director Kirk Stenersen read the background information into the record:

1. Graz Engineering, LLC on behalf of Daniel & Hanna Ketola and Hosea Ketola, Trustee, Edgewater Realty Trust has submitted for approval of a Technical Subdivision / Lot Line Adjustment between Tax Map 10 Lot 3-1-1 and Tax Map 10 Lot 4.
2. The applicant has requested a waiver from Section V.1.B.3 of the Subdivision Regulations for the property lines bearings and distances for the entirety of Lot 3-1-1. This would be a reasonable request in my opinion due to the large size of the lot (92± acres) and the fact that the lot is having 18.4± acres added to it.

Meeting Minutes
October 6, 2020
JK, SB, JP, KM, HK, RO, CW, DC

3. The Planning Board has the information necessary to make an informed decision on the application. I recommend the Planning Board grant the waiver and accept the application as complete and open the public hearing.

Roberta Oeser noted that the plan was missing notations for two lots on Fitzgerald Road and that it should be corrected. Kim McCummings said that abutter notifications were sent to more Fitzgerald Road addresses than were shown on the map.

Motion: Jason Paolino moved to grant the waiver request from Section V.1.B.3 of the Subdivision Regulations as requested and accept the Technical Subdivision application for Tax Map 10 Lot 3-1-1 and Tax 10 Lot 4 as substantially complete. Second by Katelyn Smith
Vote: Aye – 6, Nay – 0, Abstain – 0, the application is accepted.

Vice Chair Sam Bouchie read the following information regarding the application into the record

- 1) The proposed technical subdivision is located in the Residential – Agricultural Zoning District.
- 2) The proposed technical subdivision is located off of Woodbound Road (Lot 4) and Fitzgerald Road (Lot 3-1-1).
- 3) There is no public infrastructure or utilities proposed.
- 4) Currently Tax Map 10 Lot 3-1-1 is 92± acres and has two sections of frontage on Fitzgerald Road (342 feet and 54 feet) and Tax Map 10 Lot 4 is 25.9± acres and has 318.08 feet of frontage on Woodbound Road. The applicant is proposing to adjust the lot lines between the two lots by transferring Parcel A which is 18.4± acres from Tax Map 10 Lot 4 to Tax Map 10 Lot 3-1-1. Tax Map 10 Lot 3-1-1 will become 110± acres with 58.9 feet of frontage on Woodbound Road and two sections of frontage on Fitzgerald Road (342 feet and 54 feet). Tax Map 10 Lot 4 will become 7.496 acres with 259.18 feet of frontage on Woodbound Road.

Vice Chair Sam Bouchie asked for questions from the board. There were none and the hearing was opened to public comment.

Judy Unger-Clark asked a question about the frontage distances listed on the Fitzgerald Road side of the plan, and that a couple of house lots were not identified on the Map and needed to be added. Planning Director Kirk Stenersen suggested adding a condition requiring the addition of all abutters on the plan.

Planning Director Kirk Stenersen read the following proposed recommendation into the record:

I recommend approval of this Technical Subdivision subject to the following conditions:

Meeting Minutes
October 6, 2020
JK, SB, JP, KM, HK, RO, CW, DC

- 1) Monumentation (iron pins or drill holes as appropriate) shall be set at all new lot corners and angle points.
- 2) All applicable governmental permits shall be obtained.
- 3) Prior, during and after recording of the decision, the applicant shall be made aware that any conditions placed on this subdivision plan through other governmental or permitting agencies are hereby included in this approval.
- 4) Approval by the Town of Rindge Planning Board in and of itself does not effectuate a change in lot line location. This approval recognizes that the lot configurations proposed are in conformance with the Town of Rindge Ordinances and Regulations or are otherwise accepted with non-conformances. The change in lot line location does not occur until such time as a deed transferring parcel "A" is recorded at the Cheshire County Registry of Deeds. A copy of the recorded deed must be submitted to the Town of Rindge Assessing Office.
- 5) The applicant or applicant's agent shall provide the Planning Office with an electronic copy of all approved plans.
- 6) Applicant shall add all abutters to the plan as required by section V. 1. A. 2c of the Subdivision Regulations.

Motion: Jason Paolino moved to grant approval of this Technical Subdivision application of Tax Map 10 Lots 3-1-1 and Tax Map 10 Lot 4 as presented with the six aforementioned conditions. Holly Koski seconded

Vote: Yay – 6 Nay – 0, Abstain – 0 The Technical Subdivision is approved with the above listed conditions.

Chairman Jonah Ketola returned to the table, introduced the next case and announced that Planning Director Kirk Stenersen would be stepping down for this case as he is representing the applicant.

3. **CONSIDERATION OF** an application for a Minor Subdivision submitted by Aaron R. Seppala, 48 Diane's Way, Rindge NH 03461 for property located at Tax Map 7 Lot 15-7 on NH Route 119 and Crowcroft Drive. The property is located in the Residential District. The applicant is seeking approval for a 2 lot subdivision.

Chairman Ketola read the following Background Information into the record:

1. Higher Design PLLC on behalf of Aaron R. Seppala, 48 Diane's Way, Rindge, NH 03461 has submitted for approval of a 2-lot subdivision of land located at NH Rte. 119 & Crowcroft Drive, Tax Map 7 Lot 15-7 in the Residential Zoning District.
2. The purpose of this plat is to subdivide Map 7 Lot 15-7 into two residential building lots.

Meeting Minutes
October 6, 2020
JK, SB, JP, KM, HK, RO, CW, DC

3. The applicant has provided the Planning Board with the information necessary to make an informed decision on the application. I recommend the Planning Board accept the application as complete and open the public hearing.

Kirk Stenersen provided a brief overview of the proposed Minor Subdivision.

Chairman Ketola asked for questions and asked for a motion to accept the application.

Motion: Sam Bouchie moved to accept the Minor Subdivision application for Tax Map 7 Lot 15-7 as presented as substantially complete. Seconded by Holly Koski

Vote: Aye – 7, Nay – 0, Abstain - 0

Chairman Ketola read the information regarding the Application into the record:

- 1) The proposed minor subdivision is located in the Residential District.
- 2) There is no public infrastructure or utilities proposed.
- 3) The existing Map 7 Lot 15-7 before subdivision is 5.6± acres.
- 4) The proposed lots are as follows:

<u>Lot#:</u>	<u>Area (sq. ft.):</u>	<u>Area (acres):</u>	<u>Frontage (ft.):</u>
15-7-1	99,000 sq. ft.	2.3± acres	330 ft.
15-7-2	146,496 sq. ft.	3.36 acres	751.8 ft.

- 5) Map 7 Lots 15-7-1 and 15-7-2 are subject to 40' wide private rights of way on Crowcroft Drive and Sandy Cove Drive.
- 6) Map 7 Lot 15-7-2 is subject to the rights of Map 30 Lots 27 and 31 to install septic systems on the "old lots" 42 and 43 as shown on the plat.
- 7) Map 7 Lots 15-7-1 and 15-7-2 are subject to the flowage rights of Rindge Manor Lake Shores, Inc. of Crowcroft Pond.
- 8) On 1/14/2020, the State of NHDOT approved Driveway Permit #04-387-0042 for Map 7 Lot 15-7.

Chairman Jonah Ketola asked Kirk Stenersen to explain items 6 regarding access to install a septic system and item 7 which is for flowage rights. Kirk Stenersen explained that they are deeded rights that go with the property.

Chairman Jonah Ketola opened the hearing to the public. There were no questions. The public hearing was closed.

Meeting Minutes
October 6, 2020
JK, SB, JP, KM, HK, RO, CW, DC

Chairman Jonah Ketola presented the following recommendation:

I recommend approval of this minor subdivision subject to the following conditions:

- 1) Monumentation (iron pins) shall be set at all new lot corners.
- 2) All applicable governmental permits including but not limited to NH State subdivision approval for Map 7 Lots 15-7-1 and 15-7-2 shall be obtained.
- 3) Prior, during and after recording of the decision, the applicant shall be made aware that any conditions placed on this subdivision plan through other governmental or permitting agencies are hereby included in this approval.
- 4) The applicant or applicant's agent shall provide the Planning Office with an electronic copy of all approved plans.

Motion: Jason Paolino motioned to grant approval of this Minor Subdivision for Tax Map 7 Lot 15-7 as presented with the four aforementioned conditions. Sam Bouchie seconded the motion.

Vote: Aye – 7, Nay -0, Abstain – 0. The application is approved with the stated conditions.

Chairman Ketola, introduced the continued case for the record.

- 2. Continued from September 1, 2020, CONSIDERATION OF** an application for a Major Site Plan and Major Subdivision review submitted by Navian Development c/o Elias Parkkonen, 581 New Hampshire Route 119, Rindge NH 03461. The property is located at Tax Map 4 Lot 23, 581 NH Route 119 in the Residential-Agricultural Zoning District. The applicant is seeking approval for a 30 lot PURD (Planned Unit Residential Development).

Planning Director Kirk Stenersen provided an overview of the status of the case

1. Fieldstone Land Consultants, PLLC on behalf of Navian Development has submitted for approval of a Planned Unit Residential Development (PURD) – 66 units (26 single family lots, 16 three-bedroom multi-family units in 4 four-unit buildings and 24 two-bedroom multi-family units in 4 six-unit buildings). The applicant is taking advantage of the bonus for Workforce PURD's. The applicant is proposing 15 workforce housing units (10 within the multi-family units and 6 within the single family units). The applicant has submitted a major site plan application as well as a major subdivision application in accordance with Section 4 of the PURD regulations.
2. The following waiver has been requested by the applicant:
 - a. From the Subdivision Regulations Section V. Submission Requirement: 3.B.2 for cross section construction plans. The applicant's engineer argues that this is an antiquated method for calculating cuts and fills. Today computers are used for this process.

Meeting Minutes
October 6, 2020
JK, SB, JP, KM, HK, RO, CW, DC

- b. From the Phased Development Ordinance for phasing schedule. This is not required for acceptance of the application but the Board does need to address the request at some point.
3. The applicant has addressed the completeness items outlined in my previously referenced email to the applicant's engineer on June 24, 2020. The applicant has provided the Planning Board with the information necessary to make an informed decision on the applications. I recommend the Planning Board accept the applications as substantially complete, subject to the granting of the waiver request (cross sections), and open the public hearing.

Motion: Roberta Oeser moved to accept the Placid Acres Planned Unit Residential Development Site Plan and Subdivision applications for Tax Map 4 Lot 23 as substantially complete and grant the following waiver:

- a. From the Subdivision Regulations Section V.3.B.2 – for Roadway Cross Sections.

Motion seconded by Katelyn Smith. **Vote:** AYE – 7, NAY-0, Abstain - 0

Planning Director Kirk Stenersen read the following information regarding the application into the record:

- 1) The proposed project is located in the Residential-Agricultural District on Tax Map 4 Lot 23.
- 2) The subject parcel is 110.00 acres. Based on the PURD regulations the applicant is allowed a maximum of 51 units for a conventional PURD. The applicant has proposed a Workforce PURD which allows for a 30% (15 units) density bonus in units. The applicant has proposed a Workforce PURD of 66 units with 50 standards units and 16 workforce units.
- 3) Public utilities will be required to be extended along the proposed roadways.
- 4) The applicant has shown proposed names for the proposed roadways, the Selectman must approve all road names.
- 5) The Police Chief has submitted comments via e-mail which are copied here:

“A few of my concerns are obviously increased calls for service for a 66 unit development. This would include during the construction phase of this as we ALWAYS get a ton of noise complaints. While there was an attempt for the noise ordinance to pass this year and it failed, I anticipate it coming back around again next year.

I also somewhat concerned about the potential for traffic accidents depending on how the driveway/entrance is constructed. That is a fast area on 119 and with a grade and curve on either side I just want to make sure that line of sight is taken into consideration.

Is there any calculation to use to figure out if the 66 units were at “full” capacity what the increase in population may be?

Thanks”

Meeting Minutes
October 6, 2020
JK, SB, JP, KM, HK, RO, CW, DC

- 6) The multifamily structures will need to conform to E-911 numbering. This is coordinated through the public and life safety directory.
- 7) It appears that the applicant has met the Common Land and Open Space requirements of the PURD regulations. Calculations proving this are shown on sheet SP-1 (2 of 30) in note numbers 8 and 9.
- 8) The Storm Water Management Report and drainage calculations appear to adequately address both the Site Plan Regulations and Subdivision Regulations in regards to stormwater runoff. The 25 year storm information has been added.
- 9) The PURD is subject to the Phased Development Ordinance. Based on 66 units and 16% per year for 6 – 7 years the applicant is allowed to construct 10 units for the first 6 years and 6 units in the final year. See applicant's request for a waiver on the Phasing Schedule.
- 10) A mandatory homeowner's association will be required.
- 11) The applicant is required to submit an affordable housing restrictive covenant due to taking advantage of the bonus units for a workforce PURD. This will need to be reviewed by Town Counsel at the expense of the applicant.
- 12) The applicant will need to obtain a Special Exception from the Town of Rindge Zoning Board of Adjustment for the wetlands crossings.
- 13) The applicant will need to obtain NHDES Subdivision approval, NHDES septic system construction approvals for the multi-family buildings, NHDES alteration of terrain approval and NHDES public water supply approval for proposed Map 4 Lot 23-2. Fieldstone is looking into it and will submit the document.
- 14) The applicant will need to obtain a NHDOT access permit.
- 15) The Planning Board should consider a site walk for this proposed development.
- 16) The Planning Board should discuss the comments and recommendations from the Conservation Commission.
- 17) The Planning Board should discuss the comments and recommendations from the Southwest Region Planning Commission.
- 18) The Monomonac Lake Property Owners Association has submitted a letter that they have requested be read into the record.

Planning Director Kirk Stenersen read the letters from Monomonac Lake Property Owners Association and the Winchendon Springs Lake Association into the record.

Meeting Minutes
October 6, 2020
JK, SB, JP, KM, HK, RO, CW, DC

Chairman Jonah Ketola asked the applicant Nate Chamberlain for comments. Nate addressed the salt management plan and said they would be adding salt management to the storm water management plan, if it isn't already there, and substitute what would be used the less damaging potassium chloride or calcium chloride, and they are meeting all state requirements for storm water runoff for treatment. Chairman Ketola asked if they had already hired a hydrologist, or in the process of hiring one. Nate Chamberlain responded that they were in the process of hiring and did not yet know when the report would be completed. Chairman Ketola asked for questions from the board. Jason Paolino asked if the hydrologist study would be directed through the Board or the applicant. Planning Director Stenersen said typically, they are hired by the Town and paid for by the applicant. Another option would be for the Board to hire someone to conduct a third party review of the report submitted by the applicant at the applicant's expense. Roberta Oeser responded that both approaches have been used in the Town. Chairman Ketola suggested the applicant discuss the options with Planning Director Stenersen to determine which approach will be used to expedite the process for both sides.

Chairman Ketola asked for additional questions from the Board. Holly Koski asked about the hammerhead turnaround that remains on the plan near the storage units. Chairman Ketola said that the one near the housing units was removed. Nate Chamberlain added that the existing hammerhead was not near a public occupied building and was just for storage. Planning Director Stenersen also added that it was not on a Town road and did not have to meet specifications similar to the site plan. Chairman Ketola asked for further questions from the board. There were none. Chairman Ketola opened the hearing to the public and asked for abutters who wished to make comments.

Planning Director Kirk Stenersen asked those who wanted to speak, when called upon should move to the front and speak loudly to be heard on the recording device. Kelly Dowd, representing abutters Matthew and Jennifer Merrill, presented materials for the board referencing innovative land use controls, how they are adopted, and related information. He stated that Town PURD ordinance needs to be re-examined and to perhaps hold off on the case until the Town has a proper way to do so. Other concerns and requests are outlined in the following document submitted by Attorney Dowd on behalf of his clients.

Meeting Minutes
October 6, 2020
JK, SB, JP, KM, HK, RO, CW, DC

Planning Director Stenersen asked about comments submitted from the Conservation Commission regarding the wetland delineation as he didn't see anything in the observation letter questioning the wetland delineation. David Drouin, Chair of Conservation Commission responded that based on their 2 ½ hours on the site there were questions about where the wetlands started and ended and felt that a 3rd party review by a professional should be required.

Jason Paolino addressed some procedural information regarding the acceptance of the application raised by Attorney Dowd. Jason Paolino said that the acceptance of the application for completeness means that we have reviewed the application and determined that the right things are on the plan before the board can start to look at it. Specific things like a hydrologist study are not part of that review. Planning Director Kirk Stenersen clarified that the review of the application and acceptance of the application are required before the requests for additional items can take place.

Chairman Ketola asked if there were other abutters to speak.

Don Wilson, of the Mononomac Lake Property Owners Association referenced their letter that was submitted. He referenced the current issues facing folks living on the Lake, particularly the Lake being under stress, the new development has the potential to aggravate water quality issues, wells are already under stress, the increase in units from the development will increase the draw down from the aquifer. There's also a draw down of the Lake every winter of about three feet and folks with wells could have more problems with this development pulling additional water from the aquifer.

Armando Golisano, stated that his property shares about 200 feet with the proposed project and that currently there is seasonal overflow onto his property from the existing stream and he is concerned that additional runoff from the project could add to the problem.

Chairman Ketola asked Nate Chamberlain if he could explain steps that would be taken during the project to control water flow issues etc. Mr. Chamberlain stated that stabilization and erosion controls are incorporated into the plans, and the storm management plan includes ponds, swales etc. to take care of overflow during and after construction.

Chairman Ketola asked for Comments from public.

Deni Dickler commented on the following: Requirements regarding the setbacks on areas around multifamily and accessory buildings not meeting setback requirements. She said they should be 30ft from the edge of pavement, which is difficult due to the wetlands system and wetland buffers. The Navian plan says there is over 60 acres of open space which is common land designed for the benefit and enjoyment of residents and conservation of open space. Residents need access to enjoy the open space. Unfortunately, the open space is mostly accessed through wetlands and private property and once you get there you have to go through other wetlands to get to another part of it. It's not accessible. Accessory storage structures located on Lot 2 appear to be for the exclusive use for units on that Lot only.

Chairman Ketola asked if there were any comments.

Meeting Minutes
October 6, 2020
JK, SB, JP, KM, HK, RO, CW, DC

Mr. Chamberlain responded that the open space issue is as it's written in the regulation. Storage units being similar to having a garage or for people who may need more space, and will not be rented out to anyone outside the development.

Planning Director Kirk Stenersen provided follow-up comments: setbacks - have always been from the edge of the pavement; accessibility to the open space - a valid issue that the Planning Board will have to discuss and evaluate; the buffer and how it is counted; the accessory building on Lot 2 being limited to people with units on Lot 2 will have to be looked into.

Chairman Ketola asked if there were questions from the Board.

Kim McCummings asked for the wetlands to be highlighted on the plan to see where they were in relation to the open spaces. Mr. Chamberlain pointed to them, identified them as the "Forested Wetlands" and explained that they could be walked through all the time, because they weren't wet all the time.

Judy Unger-Clark spoke to issues with the PURD that a committee was currently working on it and suggested a moratorium until the issues with the PURD could be resolved.

David Drouin said Con Com strongly recommended a hydrologist take a look at this for all of the issues raised by the Lake Associations and Con Com findings. Also, the issue that the parcel used to be used as a shooting range and the presence of lead needs to be assessed, spaces for public parking to access the open spaces have to be addressed, as well as how the open space will be used. The question of parts of the land being conserved needs to be clarified. The Navian Attorney stated that there is no plan to make any of it conservation land.

Jeff Dickler, said the Navian unit count seems to be incorrect and explained how he arrived at the number. He said that the Navian numbers were five units to high, and asked the Planning Board to adopt the new calculations. Nate Chamberlain explained how they arrived at the amount of useable land. Jason Paolino requested to see the calculations. Mr. Chamberlain said he would send them.

The logistics of the timing for the site walk, and the next hearing date, were discussed.

Motion: Jason Paolino motioned to continue to a Site walk on Tuesday, October 20th at 5pm and the hearing to Tuesday, November 17th at 7pm. Kim McCummings seconded the motion.

Vote: Aye – 7 – No – 0, Abstain – 0

Reports of Officers and Subcommittees

P.U.R.D. subcommittee update – Jason Paolino said so far three meetings have been held, they are making progress, and the next meeting is Thursday at 7pm

Planning Office Report

Meeting Minutes
October 6, 2020
JK, SB, JP, KM, HK, RO, CW, DC

Panning Director Stenersen announced that Rudy Rosales would be meeting with the Board at the October 20th meeting for a Conceptual Consultation regarding Hometown Diner, Map 6 Lot 17-1 – The budget discussion for 2021 was also continued to the October 20, 2020 meeting.

Other Business

Meeting Adjourned: 9:40pm pm

Respectfully submitted,

Kim McCummings
Planning Secretary