

Approved by the Board on March 21, 2006

**Call to Order:** 7:12 p.m.

**Present:** Bruce Holmes, Cynthia Balcius-Vice Chair, Cris Blackstone, Jeremy Dube, Jeanne Crouse, Kathy Menici – Town Planner, Carolyn Schaeffner – Recording Secretary

**Appointment of Alternates:** None to appoint.

**Approval of Agenda:** **Motion** by J.Dube to amend the order of the agenda as follows: Case #P06-11 NSTS, #P06-10 Sedlari Construction, #P06-01 Long, #P06-02 O'Brien, and #P06-08 Beckett. Second by C. Blackstone. Voted unanimous.

**Public Input:** None seem or heard. Public session closed.

**Applications for Public Hearing:**

**New Applications:**

**Case #P06-11**

**Map 58, Lot 5**

**2-Lot Subdivision  
Timber Ridge Road**

**NSTS Development**

Application submitted by Benchmark Engineering, on behalf of the property owner, NSTS Development. Applicant proposes a 2-lot subdivision of Map 58, Lot 5. The property is located on Timber Ridge Road and is within the Lakeshore Residential Zone.

K. Menici distributed documents for the Board to review and noted that no waivers were requested and were also none required.

C. Balcius asked for Board comments or questions.

**Motion** by J. Dube to accept application as complete. Second by B. Holmes. No discussion. Voted unanimous.

Jack Szemplinski present for this case. This application for subdivision is a third phase of the Timber subdivision which originally started with 23 lots. This is the final phase being presented. This property is 17 acres in size, with 404 ft. lake frontage. They would like to subdivide two lots. One being 2.2 acres and the balance being 4.4 acres. The larger lot has a very large conservation easement. Driveway to the properties will come off Timber Ridge Road and portions are at 15% grade.

C. Balcius: question on wetlands, sediment erosion control issues associated with the building of the driveways. She suggested she would like to see conditions on the sediment erosion control particularly on the driveways as they go down and adjacent to those small wetlands that some precautions take place.

J. McClinsky: stated he would be glad to check, driveway not a problem, referred to note on plan.

C. Balcius: opened up to other members of the Board.

No comments.

Open to the Public: none seen or heard. Public session closed.

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Discussion moved back to the Board.

J. Crouse: question on showing approximate location of house on plans.

C. Balcius: stated this is not required but has been requested on subdivisions when the amount of buildable area is tight.

J. Crouse: Referred to Lot 52-24, the smaller of the two. Feels the distance from the well and driveway end would prefer the house in the logical area and not on the well. If placed on the well it would be closer to the lake and the preferred location.

J. McClinsky: Preferred a flat area by the end of the driveway.

**Motion** by J. Dube approve application with the following conditions:

1. A note be added to the plat stating erosion control will be in place prior to excavation or timber cutting.
2. The language and conditions of the proposed easement deed to be approved by the Town Attorney and to be accepted by the Board of Selectmen. If the Selectmen do not accept the language and conditions of the proposed easement deed an administrative review will be required,
3. An amount necessary for inspections to be placed in an escrow account. Amount yet to be determined.
4. All necessary state, local and federal permits be obtained prior to the beginning of excavation or timber cutting; copies to be provided to the Planning Departments.
5. The following notes are added to the Mylar and final plat sheets for recording: This subdivision plans contains a total of seven (7) sheets, which in its entirety constitute the subdivision plan as approved by the Town of Alton Planning Board. Sheets Number one (1) through three (3) are recorded at the Belknap County Registry of Deeds; the remaining sheets are on file at the Town of Alton Planning Department. This subdivision plan is subject to the Conditions of Approval itemized in the notice of decision dated February 28, 2006 on file at the Town of Alton Planning Department.

C. Balcius amended motion to add:

6. Specific sediment and erosion control structures be shown on the plan along the driveway and areas adjacent to the wetlands on the site.

J. Crouse amended motion to add:

7. The buildable area be shown on Map 5, Lot 24. Second by J. Crouse.

Discussion by J. Crouse on sprinkler systems in the houses.

J. Crouse amended motion to add:

8. Plans to show for both homes to have residential sprinkler systems installed.  
Second by B. Holmes.

Discussion by J. Schimplimsky with question on buildable area.

C. Balcius answered they would like to see the building envelope for the residence itself.

No further discussion.

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Vote Unanimous.

**Case #P06-10  
Sedlari Construction**

**Map 10, Lot 16**

**13-Lot Subdivision  
Alton Mountain Road**

Application submitted by James W. Bolduc of Granite State Engineering, on behalf of the property owner, Sedlari Construction. Applicant proposes a 13-lot subdivision of Map 10, Lot 16 including the construction of an interior road. The property is located on Alton Mountain Road and is within the Rural Zone.

K. Menici distributed plans to the Board. Planner noted the Applicant has requested no waivers and no waivers were required.

C. Balcius asked the Board to take a view minutes to review the application.

**Motion** by J. Dube to accept application as complete. Second by B. Holmes. No discussion. Voted Unanimous.

Gloria Andrews present and representing Sedlari Construction for Granite State Engineering. Presented the application as a 13-single family lot subdivision. They have received wetland permit, site specific application and State subdivision application are on file with the State. This property is a single loop road. All lots are well over the minimum lot size. The roads are steep with some issues. The wetland impacts are minimal considering.

C. Balcius asked if Board wanted to go for site walk. Informed Ms. Andrews that the Board looks for a 25 ft. buffer on wetlands. May require additional planting on the road edge.

Discussion on setting a date for the site walk. Saturday, March 18 at 8:00 a.m.

K. Menici noted the Board needs to consider tonight is the selection of a review engineer.

Open to the public: An abutter was present and asked to step forward.

James C. Washburn asked about drainage ponds (retention or detention)

C. Balcius answered that needs to be answered after the review engineer has reviewed this.

J. Washburn asked about the Rules and Regulations regarding access to the back property.

C. Balcius stated as long as the lot was not land-locked.

J. Washburn asking because of concern for access of emergency vehicles.

C. Balcius stated this will be addressed with the Planner.

Public input closed.

Discussion on review engineer.

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**Motion** by B. Holmes that the Planning Board schedule a site walk this property for Saturday, March 18, 2006 at 8:00 a.m. Second by J. Dube. No discussion. Voted unanimous.

**Motion** by J. Dube appoint CMA as the review engineer on this property. Second by B. Holmes. No discussion. Vote unanimous.

**Motion** by J. Dube to continue case P06-10 Sedlari Construction to March 21, 2006, Second by B. Holmes. No Discussion. Vote unanimous.

**Case #P06-01**

**Map 11, Lot 25**

**2-Lot Subdivision**

**Peter and Tracy Long**

**Lakewood Drive and Spring Street**

Application submitted by Bryan Bailey, Turning Point Surveyors, on behalf of the property owner, Peter and Tracy Long. Applicant proposes a 2-lot subdivision of Map 11, Lot 25. The property is located on Lakewood Drive and Spring Street within the Rural Residential Zone.

Bryan Bailey is present for this case.

K. Menici noted the Applicant has requested a waiver for wetland, also for parcel size ratio. Referred to comments in her report about the waiver requests.

C. Balcius agrees with waivers with explanation. There needs to be a letter from the wetlands scientists that states that there are no wetlands in the area of development and stamped by the wetlands scientist. Also regarding design review, suggested the Board look at plans, and asked if they have enough information to accept the application.

J. Dube discussed the shared access with design review. Discussed there were items requested and have not be turned in.

C. Balcius asked the Board for questions. Suggested to change this to design review.

B. Bailey wanted to address issues to better understand the Board's concerns. Agreed to revert to design review.

**Motion** by J. Dube to deny acceptance of Case #P06-01 due to the fact the Board states the application is incomplete and open the remaining hearing for design review. Second by C. Blackstone. No Discussion. Voted unanimous.

C. Balcius noted this is now open for design review.

B. Bailey stated this is a proposal to subdivide the remaining lots for, Spring Street and on Lakewood Drive. Two sections of frontage, one on Spring Street and the other section on Lakewood Drive. Obtained a variance from ZBA to allow for access frontage to be on Lakewood Drive for Lot 53 with less than 150 ft of frontage. Discussion on how driveways would be built. Topography clearly showed frontage. When lot corner pins were set division lines were set well into the woods. Put a driveway on 150 ft of frontage where there is 35 ft of slope. Cannot construct the driveway in that location. Already existing wood road on almost level ground. Soils are good and dry. Also building sites with septic design plan.

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C. Balcius noted they need a stamped letter from Wetlands and area highlighted on the plans stating edge of delineated area. Also noted Mr. Bailey need to use new Belknap county soils map.

B. Bailey same topo from the 80s. Stated they have augmented with their own verification in the areas that are intended to be built on. Feels he is comfortable with the plan and how it is denoted. Seems unrealistic to do a 2 ft contour on a 30-acre parcel where two lots are being designed and the two lots have benefit of a full approved septic design placement plan where those 2 ft contours are there.

C. Balcius added the Board has concerns and complaints from the Town on sediment erosion control issues stemming from upwards in Lakewood Subdivision. The Board will look at this very closely during this process.

B. Bailey confirmed that the topo is extremely steep.

K. Menici concern about shared access vs. shared driveway. Looking at lot lines configuration at the entrance with unusual jog. Suggested not to continue jog down and back out to Lakewood that maybe it should continue straight and the shared access can be achieve, that the Planning Board wanted to see on this parcel.

B. Bailey noted the Variance reads to provide the 150 ft of frontage at a street other than where the access was gained. The lot is compliant when providing 150 ft of frontage for both lots.

Discussion of shared access vs. shared driveway.

B. Bailey demonstrated his understanding of shared access.

K. Menici stated issue of concern is the basic people's property rights that develop around rights of way for access. Disputes between abutting land owners.

B. Bailey confirmed discussion of what the Board would like to see: wetlands letter, extent of delineation on plan, new property line, shared access. Questioned if this gets continued or new application with remittal and fees.

C. Balcius informed new application with full fees. Suggested submit comments to the Town Planner.

Tracy Long (property owner) expressed frustration.

B. Bailey expressed frustration

K. Menici noted the list she provided Mr. Bailey with the list of items why his application was deemed incomplete.

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**Case #P06-02**

**Map 14, Lot 5-2**

**3-Lot Subdivision**

**Ronald J. O'Brien, Jr.**

**Jesus Valley Road**

Application submitted by Bryan Bailey, Turning Point Land Surveyors, on behalf of the property owner, Ronald J. O'Brien. Applicant proposes a 3-lot subdivision of Map 14, Lot 5-2. The property is located on Jesus Valley Road within the Rural Zone.

Bryan Bailey was present for this presentation.

K. Menici stated no waivers requested but noted there are some waivers are necessary Section 7.2.26 existing and future improvements. Map 14, Lot 5-2 noted there are no well or septic shown for that parcel. Area of crossing of brook for Lot 5-2-1 not noted on the plat.

B. Bailey referred to the existing wood road shown on lot for the big lot but it is not permanent.

C. Balcius informed there needs a permit to approve crossing for driveway. Asked the Board if they have enough information to approve this application.

K. Menici discussed of waiver for Section 7.2.26 existing and future improvements based on well and septic on 5-2 and the crossing for the brook for 5-2 and possibly 5-2-1. Showing 2 4K areas indicating possibility of developing on the back side of the brook.

C. Balcius discussed the of creating 2 lots that need to impact a perennial stream. Currently the Wetlands Bureau has ongoing policy with Fish and Game that any crossing of a perennial stream they would like to minimize a crossing to just one. Their policy is to use bottomless box culverts. She has concerns on Lot 5-2-1, building setbacks. Can the building meet all the requirements from the side boundary and the street.

B. Bailey referred to Page 2 of the plans show the 25 ft setback, shows proposed driveway and stated it indicated a clear buildable area on the front of lot 5-2-1. Two test pits are also shown. General discussion of the two lots.

C. Balcius asked how the Board would like to proceed.

K. Menici suggested a site inspection.

**Motion** by B. Holmes to accept the application and grant waiver Section 7.2.26 existing and future improvements.

K. Menici add the waiver requirement items be added to the final plat.

B. Holmes so moves.

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

Discussion on scheduling a site inspection, Saturday, March 18 at 9:30 a.m.

Open up to public: none seen or heard, closed public session.

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**Motion** by B. Holmes to conduct a site inspection on Saturday, March 18 at 9:30 a.m. Second by C. Blackstone.

**Motion** by Bruce Homes to continue. Second by C. Blackstone. No. Discussion. Voted unanimous.

B. Holmes amended his motion to add Saturday, March 18, 2006 at 9:30 a.m. Second by J. Dube. No discussion. Voted unanimous.

B. Bailey asked for a written report of the Planner.

**Case P06-08**

**Map 12, Lot 17**

**9-Lot Subdivision**

**Paul Beckett**

**Wolfeboro Highway (NH Rte. 28)**

Application submitted by Bryan Bailey, Turning Point Land Surveyors, on behalf of the property owner, Paul Beckett. Applicant proposes a 9-lot subdivision of Map 12, Lot 17 including the construction of an interior road. The property is located on Wolfeboro Highway (NH Rte. 28) and is within the Residential Rural Zone.

Craig Bailey, Brian Bailey and Paul Beckett were present for this application.

K. Menici noted after review of application found non conforming lot number. Specifically proposed lot 17-0 where there is an existing structure (4 family structure) and the Zoning requires that is minimum 1 acre per dwelling and should be 4 acres for this lot. She has spoken with Craig Bailey regarding this situation and informed him the Board would have to deny the application but would have the opportunity for design review.

Craig Bailey stated that after non-conformity has been brought up to them and have discussed this with the land owner at length. They find a possible solution would be to convert the 4 unit to a duplex. Would like to propose a phased subdivision, dropping this down to a duplex so that phase 1 will be the first 6 lots, phase 2 will be lots 0, 8 and 6.

B. Bailey discussed that they don't want to change it or phase it. They have talked this over with the land owners and they are fully aware of the requirements of Zoning that the maximum building that can be on there is a 2 unit and they are fully accepting that and that the proposed lot configuration as shown, if approved, the structure would be made to a duplex. Suggests making this an condition of approval.

K. Menici noted the Mylar should not be signed or recorded until the duplex would be complete. This building was converted to 4-family without the benefit of permit. Needs approved septic for this dwelling which was originally built for single family dwelling.

Paul Beckett noted it was converted before he purchased this.

C. Balcius asked for the Boards opinions. Noted issue on Planner's report on calculations that no more than 25% of the minimum lot area can be impacted by steep slopes and wetlands. Need to show the steep slopes and wetlands on each lot.

C. Bailey noted they were submitted in booklet form.

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K. Menici noted it was very confusing to read.

C. Balcius stated she would like the steep slopes and wetlands on a chart so the Board can understand.

K. Menici noted this can be made a condition of acceptance.

C. Balcius asked about the driveway permit.

C. Bailey noted yes. Also noted the one at the main house will be discontinued.

K. Menici noted the waiver request for 7.2.30 flood plain data.

C. Bailey informed it left off by mistake. This will be on the revision.

C. Balcius this will also be added as a condition.

Discussion on the non-conforming lot and accepting the application.

B. Bailey encourages any conditions to be put on accepting the application.

Discussion on continuing the discussion on accepting the application due to questions arising.

C. Balcius feels the need to clear up multi-family dwelling issue, feels the need to discuss this with Town Counsel.

B. Bailey expressed that he does not see this as an acceptable reason.

**Motion** by J. Crouse move to continue the discussion on accepting the application until March 21, 2006 meeting. Second by C. Blackstone. No discussion. Vote unanimous.

**Other Business:**

1. Old Business: request from Scott Williams, need to vote on this. Summary: the Board wanted additional information regarding Mr. Williams progress on satisfying conditions of approval. All done except for placing wetland buffers in the field and posting the security of the Road Construction and inspections. Requesting a 6 month extension.

J. Dube question regarding logging and timber cutting.

K. Menici noted he can't do any work on the road until he posts the bond.

J. Dube discussion on posting the bond.

K. Menici stated he still needs approval from the Board.

J. Crouse question on timing of posting the bond and the weather. And asked how long they should extend this for.

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K. Menici since the last request

C. Balcius stepped down from this vote as she was the wetlands engineer on this case.

**Motion** by J. Dube Case No P04-18, Inglewood Subdivision extended for six months. Second by C. Blackstone. No discussion. Vote Unanimous.

2. New Business – None.

3. Correspondence: Request from Dan Weldon to extend subdivision approval  
**Motion** Chestnut Cove sub-division P04-21 by J. Dube extend subdivision for three months. Second by B. Holmes, no discussion Voted unanimous.

4. Any other business that comes before the Board.  
Discussion on correspondence from dioceses from St. Catherine's Church regarding interest payment on the road security. Memo that went to the church for the security payment doesn't state anywhere that interest is going to be paid.

C. Balcius: suggested to continue this discussion to March 21 when Alan Sherwood is present.

J. Dube question on trucks tracking mud on the main roads.

C. Balcius noted stabilizing area. Should be monitored on site.

C. Balcius carwash approval question.

K. Menici Car wash approval has expired.

K. Menici distributed a boundary line survey for Tax Map Lot 16-25 for information purposes only. Does not require any action.

**Motion** to adjourn by J. Dube, Second by B. Holmes. No Discussion. Voted unanimously.

**Adjournment:**

Cynthia Balcius, Vice Chairman

Respectfully submitted,  
Carolyn B. Schaeffner  
Recording Secretary