

C. Balcius – Mr. Chair, if I could make a motion that we conditionally approve case number P06-69 with the following conditions:

M. Jerkins – Cindy, Peer didn't put them into the official, um, wording.

Inaudible

C. Balcius – this is the general conditions, isn't it?

M. Jerkins – It is, but, a couple of the securities and, um -

C. Balcius – ok, ok

M. Jerkins – the amounts, uh, to be determined by the Town Engineer for -

C. Balcius – yep, ok, all right, I'll...you're gonna hear a lot from me. Ok, I make a motion that we approve – conditionally approve Case P06-69 with the following conditions, um, trees along the boundary of the 25-foot wetlands buffer to be, to be flagged on the plat and in the field on trees approximately every 25 feet with permanent markers identifying them as the wetlands buffer. All proposed signage is to be reviewed and approved by the Planning Board.

Number two, a note to be added to the plat stating erosion control will be in place prior to excavation or timber cutting.

M. Jerkins – I'm sorry, you don't need, I only, you only need to read the ones that are on here –

C. Balcius – inaudible – the erosion control is on there.

M. Jerkins – It is, it's not the -

V. Dingman – no, it is on the plans, and so –

C. Balcius – ok – inaudible – good

M. Jerkins – basically Peer's list is, is the accurate list, however, that's the actual wording that we use, he did it in layman's terms.

C. Balcius, all right, all right, then I'm going to go side by side. Then um, number two, security in the form of cash or letter of credit with self calling features to be submitted to and approved by the Town Attorney for the installation, maintenance and inspection of the detention pond – is there a detention pond here?

V. Dingman – no, just the cistern.

C. Balcius – of the cistern.

C. Balcius - The language and conditions of the proposed easement deed – see you really threw me off by handing me this –

M. Jerkins – I’m sorry –

C. Balcius – system 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.

A certificate of organization for the Homeowner’s Association to be filed with the NH Secretary of State’s office. A copy of the certificate and proof of filing to be provided to the Planning Board.

Um, a Homeowner’s Association, the language must be reviewed by the Town’s Attorney.

The Town Attorney must approve the easement language for the drainage.

And is it clear the amount held in escrow for the cistern, did I clarify that in the condition?

M. Jerkins – ask the question again?

C. Balcius – did I clarify in one of the conditions the amount to be held in escrow for the road and cistern.

M. Jerkins – I don’t think we said an amount, no.

C. Balcius – security in the form of cash or a letter of credit with self-calling features to be submitted and approved by the Town Attorney for the construction and inspection of the roads with the amount to be determined by the Town’s review engineer.

Are the cistern and areas of drainage easement shown on the plan right now?

V. Dingman – yes, yes

C. Balcius – a wetlands scientist must stamp the plans.

All boundary line points must be staked and noted on the plan.

V. Dingman – yeah

C. Balcius – and there shall be an as-built plan submitted to the Planning Board prior to final release of the security or any activity related to the Town accepting the road.

And, I think this one’s final, there shall be a preconstruction meeting prior to any construction of the road and/or cistern. No work shall begin on the road until the preconstruction meeting.

And I have one question on Peer; he has revision notes shall not refer to either CMA or Monica?

M. Jerkins – If you note on the revision notes –

C. Balcius – yeah –

M. Jerkins – it says, “revised per Monica” and “revised per CMA”. Peer believes that they should be a little more specific and, uh, perhaps not just refer to me or –

V. Dingman – ok

C. Balcius – so that’s a final condition.

V. Dingman – yeah, I can change that to state Planning Board or Town Engineer.

M. Jerkins – Well, I think that he wants you to note, you need to list what the revisions were.

V. Dingman – oh, all right.

J. Dube – Is there a second?

B. Dunbar – I’ll second it.

J. Dube – any discussion?

B. Holmes – we need to add the waivers for the road.

C. Balcius – yeah, if we want to start doing that, we should. Or – inaudible

B. Holmes – at least we should make it formal.

J. Dube – are you gonna –

C. Balcius – Bonnie suggested that we just note that it was requested by the road agent.

B. Dunbar – yeah, um, you could put it in your motion saying that we formally grant, uh, a waiver for the 20-foot, um, road, uh, standard as recommended by Ken Roberts and the highway department.

B. Holmes – and the 2-foot, uh, shoulder.

B. Dunbar – and the 2-foot shoulders. Do you agree to that?

C. Balcius – yes –

J. Dube – I had one too –

C. Balcius – yeah, yeah, uh, there's, there's one additional, um, condition as well, it's um, this is, um, this is conditioned on the Board receiving the affidavit as well on the lot, on the boundary adjustment. Yeah, thank you. And, um, in addition, um, the Board –

B. Dunbar (laughing) this is the longest motion we've ever had.

C. Balcius – yeah, there's a lot, there's a lot. The Board also grants the waiver for the 20-foot roadway and 2-foot shoulders based on the recommendation by the, um, Town Road agent, Ken Roberts, and I think that's everything.

B. Dunbar – I'll second the changes.

J. Dube – any discussion?

All those in favor? All those opposed? Motion carries, vote 3 to 2.