

TOWN OF ALTON PLANNING BOARD

PUBLIC HEARING

Minutes

June 18, 2013

Approved 7/16/13 as amended

Members Present: Dave Collier, Chairman
Tom Hoopes, Vice Chair
Roger Sample, Clerk
Bill Curtin, Member
Raymond Howard, Member
Scott Williams, Member
Dave Hussey, Selectmen Representative

Others Present: Ken McWilliams, Town of Alton Planner
Randy Sanborn, Secretary
Members of the Public

I. CALL TO ORDER

D. Collier called the meeting to order at 6:00 p.m.

II. APPROVAL OF AGENDA

S. Williams motion to accept the agenda as presented.

D. Hussey seconded the motion with all in favor.

III. PUBLIC INPUT

There was no public input at this time.

IV. VOLUNTARY MERGER OF PRE-EXISTING LOTS

Case P13-06 AJB Holding Company (Alex Boisvert)	Map 27 Lots 38,39 & 40	Voluntary Lot Merger Depot Street
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Alex Boisvert is proposing to merge three lots of record.

K. McWilliams gave an overview of the lots being merged. This is a plan to merge three lots. First lot is .2 acres, second lot is .22 acres and the third is .08 acres. There is a septic system on one lot, a structure on the middle lot and the third lot is vacant. He recommends the Board accept the application as complete and approve the lot merger request and authorize the Chair to sign the merger for recording.

S. Williams motion to accept the application as complete.

D. Hussey seconded the motion with all in favor.

B. Curtin motion to approve the Case P13-06 Voluntary Lot Merger for AJB Holding Company, Alex Boisvert as presented.

D. Hussey seconded the motion with all in favor.

B. Curtin motion to approve the Chair to sign the Voluntary Lot Merger.

D. Hussey seconded the motion with all in favor

D. Collier opened the case to public input. There was none at this time. He closed public input.

V. CONCEPTUAL CONSULTATIONS:

Case P13-09 Joe Spain	Map 9 Lots 53-2 through 20	Conceptual Consultation New Durham Road
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R. Sample stated that he was an abutter and asked the Board if he should recuse himself. The Board stated that it was the usual thing to do so he stepped down.

D. Collier stated that he had done work on this project and recused himself from this application.

T. Hoopes continued to Chair the application.

Joe Spain wants to meet with the Planning Board to discuss:

1. location of underground versus overhead utilities;
2. changing the cistern to a fire pond/dry hydrant; and
3. a phasing plan.

Eugene Sullivan spoke on behalf of J. Spain.

Brad Jones spoke regarding the project that they recently took over.

K. McWilliams gave a summary of why they are here. They are here for three things. Under a conceptual consultation if the Board finds favorable for those things then they will be back for a final amendment to their subdivision plans. First they want to discuss locating some of the utilities underground versus over head at the first part of the project off New Durham Road in the open field. In the wooded area they would go back to overhead utilities. Second is changing the fire cistern that was approved with the original subdivision plans to a fire pond with a dry hydrant and third they would like to propose a phasing plan. He recommends the Board approves all three.

T. Hoopes asked in dealing with the road if they took into consideration that if the wetlands work was going to be in phases the permit might run out.

B. Jones stated that the wetland permit has been amended and there should be sufficient time to complete the wetlands work before the permit expires.

T. Hoopes also asked on the fire pond if it could be moved back from the road.

B. Jones explained the concept of how the fire pond would be designed. The design plans have not been done yet. He asked if the fire pond needed to be done in phase I.

K. McWilliams stated that the fire pond should be there with phase I if there are going to be homes in phase one.

D. Hussey stated as a Selectman he would not like the fire pond in the Town's Right of Way.

E. Sullivan asked if there could be an extension because of time limits for getting the application prepared.

The Board stated that it shouldn't be a problem as long as it is not an unreasonable requested time but they need to make that request in writing and return next month.

T. Hoopes opened the discussion up to the public. There was no public input at this time so he closed public input.

R. Sample and D. Collier resumed their seats.

Case P13-08 Spring Haven Campground (Bernie Lynch)	Map 65 Lot 17	Conceptual Consultation 1702 Mt. Major Highway
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Bernie Lynch wants to meet with the Planning Board to discuss allowing his design engineer (Tom Varney) to perform construction observations for the Spring Haven Campground.

K. McWilliams gave an overview of the original approval of the Spring Haven Site Plan. One of the conditions of the approval was that the applicant enters into an agreement for construction observations by one of the Town's consulting engineers. Pete Julia with Farmhouse Land Development submitted a proposal for that work and his estimate for that work was \$4,800. B. Lynch was not satisfied and felt it was too expensive and asked K. McWilliams to contact the other consulting engineer, SFC Engineering, for the Town and he did so. SFC Engineering came back with an estimate of \$5,200. B. Lynch is now requesting that his design engineer, Tom Varney, be allowed to conduct the construction observations for the Town. The Site Plan Review Regulations specify that the construction observations be done by an engineering consultant chosen by the Planning Board. J. Dever has sent a letter to the Board asking them to reject the request and K. McWilliams concurs with that recommendation. If the Board does not follow his recommendation he encourages the Board to seek the opinion of Town Counsel before making a decision.

S. Williams asked how T. Varney could objectively critique his own work and B. Lynch's work.

B. Lynch stated that he was looking for the Board to agree to T. Varney or another engineer of their choice. He feels the pricing is out of order because he has received pricing from four other engineers that are one fourth of the estimated price from P. Julia. He also feels that there is a bias feeling from the Planner and J. Dever which is affecting the pricing from P. Julia.

The Board strongly disagreed and stated that their consultant engineers are some of the best and feel very confident that their work is fair. The Board cannot suggest other engineers without advertising, interviewing and selecting an additional engineer.

D. Collier opened it up to the public. There was no public input at this time so he closed public input.

S. Williams motioned Case P13-08, Map 65 Lot 17, on the Conceptual Consultation of Spring Haven Campground, Bernie Lynch, to deny having Tom Varney as the consulting engineer.

D. Hussey seconded the motion.

Six (6) voted to deny with one (1) opposition (RH).

VI. OTHER BUSINESS

1. Old Business – D. Hussey discussed the results of the last meeting and the Conservation Subdivision. He felt that the Conservation Subdivision did not get its proper dues. He felt the people were misinformed about what a Conservation Subdivision really is.

D. Collier stated that they agreed to have more discussion on the subject at other meetings.

2. New Business – None
3. Approval of Minutes:

B. Curtin made a motion to approve the minutes of May 21, 2013 as presented.

S. Williams seconded the motion with six (6) in favor and one (1) abstained (DH).

4. Correspondence – None
5. Any other Business that may come before the Board – S. Williams stated he will be absent on the July meeting.

VII. PUBLIC INPUT

Aram Sisoian spoke regarding Sustainable Development as it related to Agenda 21. He spoke regarding an article in the Baysider that stated ‘Williams asked McWilliams to try and set up an objective presentation regarding Agenda 21’. He felt that the last meeting was an objective presentation. He asked K. McWilliams if he has found anyone to make an objective presentation. He has not.

Phil Whitman spoke regarding the last meeting and asked the same question as Mr. Sisoian. He also asked to have a joint meeting of the Planning Board and Selectmen regarding the Granite State Future.

The Board agreed they would entertain suggestions for people who could objectively discuss Agenda 21.

VIII. Adjournment

D. Hussey made a motion to adjourn. The motion was seconded by B. Curtin and passed without opposition.

The Public Hearing adjourned at 7:23 p.m.

Respectfully submitted,

Randy Sanborn, Recorder, Public Minutes