

APPROVED
Town of Fitzwilliam
Planning Board Meeting
November 1, 2016

Members Present: Tom Parker, Terry Silverman, Robin Blais, Matt Buonomano and Nancy Carney, Selectmen's Representative.

Call to Order: 7:00 PM

7:00 PM Appointment. Jacqueline Wood to review construction plans for a new home on property located at 446 East Lake Road, Map 23, Lot 3, Rural District. This review is required according to the conditions of approval for a variance, granted by the Zoning Board of Adjustment on October 25, 2016.

Mr. Grasewicz presented the plans as approved by the Zoning Board of Adjustment. He reiterated that the ZBA had conditioned their approval of a variance on the plans being reviewed by the Planning Board and Conservation Commission. Barbara Green represented the Conservation Commission.

Mr. Grasewicz described their plan to remove two existing buildings, replacing them with a new single family residence that is more centrally located on the small lot. Green asked about the existing foundation. Grasewicz described it as being a few old steel posts and a collection of stones, blocks and mortar apparently in an attempt to keep out the wind. He said he first thought it was a foundation wall but it is not. Green noted that the existing arrangement would at least provide for ground absorption of water. Grasewicz said it was hard to say if water actually got under the house.

She asked about the proposed foundation, wondering if it will be on a slab or have a basement. Grasewicz said the depth of the foundation will depend on what they find as they begin to excavate for a foundation. They know there is a huge boulder under the existing house. It could be a crawl space. The proposed new residence will be above the current house grade.

Grasewicz described the new deck. It will be cantilevered so there will be no need to disturb the lake frontage by putting in piers to support the decks.

He pointed out the dry well and its specifications. It is positioned to receive roof runoff and direct it into the ground. They proposed depressed planting beds that will function similarly, absorbing rainwater into the ground. Blais asked what is under the plantings. Grasewicz described the beds as made up of bark mulch, sand and loam. She asked about two trees that are to be removed. One is damaged and hangs over power lines, the other is much more damaged. Both need to be removed.

Asked about the replacement holding tank, Grasewicz said they still need to get state approval for that. The State wants a 2000 gallon tank. Blais asked if this was a seasonal or year around home. Grasewicz said it meets the State requirements for full time use, and the owners plan to live in it year around. He said the existing buildings were used seasonally.

Grasewicz said the setbacks are more conforming with this plan; the home will be further from the road, side setbacks are conforming now and front and back setbacks are less non-conforming.

The ZBA conditioned approval of the variance on erosion control oversight by Mr. Grasewicz during construction and following completion, oversight of erosion following a ½ inch rainfall event.

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Grasewicz said the applicant still needs the State Shoreland permit, holding tank permit and may have to deal with other water related issues.

Silverman asked if abutters were present who wanted to comment. There were no comments. Silverman said he'd like to see water runoff management be more aggressive than indicated by the plans. Grasewicz agreed to build that into the plans. There was some discussion about snow removal. The applicant agreed it would not be left in the Road. Grasewicz said he has precast parking bumpers to delineate and limit where snow can go.

Silverman moved, Blais seconded and the Board agreed that the Planning Board had fulfilled the request by the ZBA to review the plans with the Conservation Commission. Green asked if they did a site walk. The Planning Board did not do a site walk; Silverman said the Planning Board met once with Mr. Grasewicz for a preliminary consultation before sending the applicant to the ZBA for a variance. The ZBA did do a site walk. Parker said he felt a site walk should have been done by the Selectmen. Mr. Grasewicz said a member of the ZBA felt that the Planning Board needed to see the plans. He added that the ZBA final conditions of approval stated the Planning Board and Conservation Commission should review the plans.

Barbara Green said the Conservation Commission has heard of several cases that involved construction on the Lake, but the Conservation Commission has not been invited to review plans or comment on plans. Silverman said from now on the Planning Board will notify the Conservation Commission when any preliminary consultations are scheduled having to do with lakes or wetlands.

7:30 PM Appointment. Eversource to present minor amendment to site plan review. Tracy Tarr, Joe Sperry, Laurel Boivin and Lisa Kavarnos represented Eversource and GZA.

Tarr presented the proposed amendment to the Conditional Use Permit and Site Plan Review approvals issued in July 2016, by adding four round wood distribution poles to install fiber for switching and closed communication between substations and to transfer an existing transmission line. One transmission pole that was approved as part of the Q166 line will be removed. Installation of these new poles will result in a net decrease of total wetland and upland buffer impacts. Tarr said the proposed wooden poles are relatively short and should not be readily visible from Route 12 once the plantings are mature.

Tarr updated the Board regarding plantings. Since Black Spruce was not available for planting in the area between the substation and Route 12, Atlanta White Cedar was substituted.

Tarr told the Board an abutter had been notified of the proposed new poles and they had no objections. She added that no stone walls were breached on Gap Mountain Road.

Bob Ford asked when the barren area behind the substation would be planted. Tarr said plantings are planned for spring 2017.

Ford asked if the sound wall was finished and the station activated. The sound wall is finished and the sound study will be completed in the evening of November 14, 2016. The substation was activated on October 14,

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2016. Ford noted that he “can’t hear the sound,” adding that the area has been greatly improved visually with plantings on the access road.

The Planning Board will tour the sound wall on November 9th at 1:00 PM. Kavarnos showed the Board two photos of the sound wall, and they will be posted on the town website.

Silverman moved, Buonomano seconded and the Board accepted the proposed amendment to the site plan review as submitted by Eversource on November 1, 2016.

Minutes. The Board reviewed the minutes of the October 18, 2016 meeting. Parker moved, Blais seconded and the Board approved the minutes as written.

Invasive Species. The Board reviewed material regarding the management of invasive species. There was some discussion about incorporating this information into the site plan review regulations.

Solar Installations. Buonomano shared his research regarding commercial solar installations, raising a number of issues regarding the manufacturing process and the impact of the rapidly expanding number of solar installations. He raised concerns about vegetative maintenance for solar installations placed on the ground, wondering if the site plan review regulations could be amended to address these concerns.

Silverman noted that State Representative Pat Martin is working on a smart grid technology sub-committee in Concord. The Land Use Assistant will do some additional research on NH municipal ordinances for solar installations.

The meeting was adjourned at 8:30 PM.