

APPROVED
Town of Fitzwilliam
Planning Board Meeting
April 18, 2017

Members Present: Terry Silverman, Suzanne Gray, Robin Blais, Paul Haynes, Matt Buonomano

Others Present: Nancy Carney, Selectman's Representative

Call to Order: 7:00 PM

7:00 PM Preliminary consultation – Ryan Roy to discuss proposed construction project within the wetlands buffer on Sip Pond, property located on Sip Pond Road, Map 26, Lots 3&4.

Mr. Roy apologized for neglecting to bring materials that would illustrate the land use issues he faces. He is a Civil Engineer and had drawn plans. He owns two lots, each with a single family home, which he and his parents have lived in. He has owned both houses for 10 years and now wants to demolish both, merge the two lots and build one new home. He described the lots as non-conforming and being very small. There are two septic systems, one for each home. He said one has a large leach field and the other is working well. The deepest lot is 140 feet, but neither house is 100 feet from the water. Both lots are within the prime wetlands buffer around Sip Pond, and houses are about 20-25 feet from Sip Pond.

He said one home on the merged lots, will minimize impact on the wetlands. Blais suggested a site walk. Silverman said the case should go to the ZBA. Mr. Roy asked about the next steps, wondering if he should build in the same footprint and just make it taller.

Asked about the proximity of the leach fields to the Pond, Mr. Roy said the bacteria level of the Pond is less than the count in Laurel Lake.

Buonomano asked if trees would be cut on site. Mr. Roy said there are only a few trees on site, however there are some trees near the driveway which take up 20 feet of the property.

Silverman noted that while Sip Pond wetlands were accepted by the Town as prime wetlands, they have not yet been accepted by the State, so at this time the 75 foot wetlands buffer remains in place. He added that Mr. Roy will need to contact DES regarding the State Shoreline Water Protection Act, RSA 483-B for permits to build within the water protection area.

In response to a question from Gray, Mr. Roy confirmed that both houses are year round residences.

On an unrelated topic, Mr. Roy questioned the Board about a business on Sip Pond Road that is problematic for the neighborhood in several ways. Silverman suggested he put that in a letter to the Selectmen. Nancy Carney said the Selectmen are aware.

Minutes 3/28/17: Gray noted several clarifications regarding statements attributed to her. On Page 2, 3rd paragraph, last sentence, she clarified that she wondered if there was time to review the Town's Districts to see how the districts match the uses in those districts.

She noted that a discussion at the end of the March 28th meeting included a discussion about having a full board present for election of board officers, which resulted in the Board meeting on April 18th, rather than on the first Tuesday in April, to insure members who could not be at the April 4th meeting would be able to attend.

APPROVED
Town of Fitzwilliam
Planning Board Meeting
April 18, 2017

Buonomano questioned the reference to “rooster” in the minutes, noting he did not recall hearing that word at the meeting. Silverman clarified that he used the word in reference to a public meeting the Board had with neighbors regarding rooster noise. Gray had noted that the Master Plan said “at this time (2012) it did not seem feasible to pass a noise ordinance.”

There was discussion about the necessity of changes to the Board’s Rules of Procedure regarding alternates. Carney noted that alternates do not need to attend every meeting unless there is an important case that will, in all probability, last a long time. Alternates may be encouraged to attend such case hearings. She added that it is a good way to introduce new people to how the board works on land use issues.

Buonomano said the State recommends roll call voting, adding that when the public reads Board minutes they want to know how members voted. He said they feel there is not enough transparency. He added, case in point, his vote on Prime Wetlands was not recorded and some people wondered how he voted. Blais said she was OK with roll call voting. Haynes noted the votes are recorded.

Referring to RSA 674:43, I. Carney noted that the Planning Board can review site plans for multifamily dwellings (2 or more units).

Silverman informed the Board that the Land Use Assistant will retire June 1, 2017 and the Town will be looking to fill that position. There has been discussion about the nature of the position, the number of open hours, supervision provided and scope of work. Silverman asked if the Board should write a letter with its recommendations for the position, acknowledging that the Planning Board can advise, but the Select Board makes the decision. The full Board would like to conduct any interviews, rather than delegate to a sub-committee.

Alternate Carlotta Pini will be contacted to see if she is able to attend the next few meetings to take minutes. Haynes offered, but the Board agreed that participating in the meeting is difficult for a member if they are tasked with taking minutes.

Administration: Planning Board 2017 Organizational Meeting

- Election of officers - Chairman - Blais nominated Silverman for the position, Gray seconded and the Board voted unanimously to approve the motion.
- Election of officers - Vice Chairman – Silverman nominated Gray for the position, Buonomano seconded and the Board voted unanimously to approve the motion.
- Election of officers – Secretary – Silverman nominated Blais for the position, Haynes seconded and the Board voted unanimously to approve the motion.
- Fitzwilliam Land Use Manual Update – the 2017 manual will be ready end of week.
- NHDOT has proposed improvements to increase safety at the Route 12 and Route 119 intersection through traffic calming measures on Route 12 to reduce speeds near the intersection, which include the construction of raised traffic islands on the Route 12 approaches to the intersection and the reconfiguration of lane markings to narrow the existing shoulders and provide a two-way turn left turn lane. This project is not on the NHDOT 10 year plan because it

APPROVED
Town of Fitzwilliam
Planning Board Meeting
April 18, 2017

is a safety issue rather than a long term infrastructure project, and it may go out to bid November 2017.

- Fee structure – Buonomano will continue to refine the fee schedule. He has 2 pages of questions for the Board to discuss.

The Board reviewed photographs of the Desmond property on Route 12 S, which has expanded since the last site plan review was conducted when Jason Hill ran the pellet mill on this site, which he rented from Mr. Desmond. Carney noted that this site is a huge fire hazard and there is a 100 foot tall pile of sawdust in wetlands. She said the Select Board has contacted Mr. Desmond regarding the wetlands issues, requesting that he go to the Planning Board for a wetlands hearing and a site plan review. To date, he does not have a sign permit, although a sign is present.

Silverman said it is incumbent on the Select Board to get Mr. Desmond to file applications for a wetlands hearing and a site plan review. The Board reviewed Google Earth images of the site. Silverman will speak with Dr. Van der Poll regarding the wetlands issues. Carney said they need to get DES involved as well.

Carney informed the Board there is a shooting range in town that has not been permitted.

Master Plan Goals Review - Assignments: Board members selected areas within the Master Plan on which they would like to work, reviewing sections for relevance and possible changes for Master Plan update.

- Blais chose to continue to work on Prime Wetlands and preserving Fitzwilliam's natural resources. A sub-committee of the Conservation Commission plans to have classes/presentations in town regarding natural resources and she will work on that as well.
- Gray will work on supporting and encouraging economic development. She is also interested in working on preserving historic sites and buildings.
- Buonomano wants to work on Supporting Affordable Housing Opportunities section, including workforce housing, accessory dwelling units and the changing population; and how development impacts town services.
- Silverman and Haynes both will work on issues related to maintaining the rural character of town.

The meeting adjourned at 8:45 PM.