

APPROVED
Town of Fitzwilliam
Planning Board Meeting
October 18, 2016

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

Call to Order: 7:00 PM

7:00 PM Public hearing: Holman Family Trust application for a subdivision of a 232 acre property located on Holman Road, Map 10, Lot 4, to create a new 29 acre lot which includes an existing house on the west side of Holman Road.

Paul Grasewicz presented the subdivision plan, distributing plans for the Board to review. The plan will create a 29.29 acre lot subdivided from the original 230 acre parcel. The smaller lot is a hammerhead lot, and the existing house will be accessed from Holman Road via a 50 foot wide driveway. Jean Ibelle and her sons attended the hearing and told the Board there will be no changes in land use, and the large lot will remain forested. They said they wanted to subdivide as a way to preserve the acreage.

Blais moved, Parker seconded and the Board approved the subdivision as presented. The Mylar was signed and it will be recorded at the Cheshire County Registry of Deeds.

7:15 PM Preliminary consultation. Paul Grasewicz to discuss a boundary line adjustment between Janice Ford's property located at 293 Route 119 W, Map 28, Lot 36, and John Noonan's property located at 35 Church Street, Map 28, Lot 42.

Nancy Carney recused herself from this discussion. Paul Grasewicz presented the proposal, indicating that the boundary line adjustment will transfer about 1/3 acre of Ford property to the Noonan property located at 35 Church Street. The Ford property will have 1-1/3 acre remaining. Silverman asked if the property to be transferred is upland. Grasewicz said there is a wet quarry hole in the upper right corner of the parcel. He added that there is some usage encroachment from the Burnham property.

Buonomano asked if the Burnham lot size will change. Silverman said the BLA would not affect the size of the Burnham lot, nor will it create any new frontage or road access. Grasewicz noted that the property is buffered by invasive species.

Silverman said he didn't see any problem with the proposal. Grasewicz will submit an application for a public hearing on the proposed BLA in November.

Eversource/Sound Wall. The town received a letter from Eversource stating that the sound wall construction was finished and that as-built plans will be submitted this week.

Dana Pinney met with the Board to discuss the Eversource sound wall after questioning if the project was completed as proposed. Silverman referred to the as-built plans noting that the wall is 31 feet tall, with the cantilever extending farther over the transformers than in the original proposal.

Mr. Pinney said the as-built is different from the initial presentation they showed, which had the wall very close to the transformers and 32 feet tall. He said Eversource moved the wall back from the transformers and it is

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Planning Board Meeting
October 18, 2016

cantilevered closer to the transformers.

Silverman said David Coate had been in touch regarding the post-construction sound study timeline. Eversource wants to wait until next August to do it, claiming that construction noise associated with the Q166 line will interfere with a sound study now. The Board agreed that the sound study should be done now, and agreed to ask David Coate to use his judgment as to when and how it is done.

Silverman reported that Eversource requested a change in the hours they work to construct the Q166 line, based on the fact that daylight savings will go into effect at the end of October. They want to start work at 6 AM and work until 5 PM. Gray said starting work at 6 AM is too early, especially for weekends. She added that good neighbors respect their neighbors and Eversource needs to be a good neighbor.

The Board agreed that the 7 AM – 6 PM hours of construction, agreed on by Eversource, should not change.

Mr. Pinney believes that Eversource is changing the use of the substation by using it as a staging point for construction of the Q166 line. He said they do not have a permit to run a construction yard since the Q166 line is not part of the substation.

The Board discussed this aspect and the Board agreed that they probably cannot do anything about Eversource staging at the substation since it is on their property.

Silverman suggested a letter from the Board regarding construction staging at the substation and associated noise complaints. He asked if the Board wanted to have a tour of the sound wall. They would like a tour. Mr. Pinney wants to insure the sound wall was sound-proofed and wants to see the specs for the wall.

Mr. Pinney raised the issue of landscaping, noting that the plantings around the entrance driveway look good; however, he noted that there has been no mention of the plantings in the area behind the substation, which he described as the “moonscape.” He noted that recent plantings along Route 12 have been removed, saying in that area “if one digs down 2 feet you are basically in a lake, and no trees or plants will grow there.”

7:30 PM Preliminary consultation. Tammy Lannom and Debra Mathews to discuss a home occupation on property located at 45 Templeton Turnpike, Map 32, Lot 53, Residential and Historic District.

Ms. Mathews said they are new to Town and described their plans to set up studios in their home and garage as home occupations. She and Ms. Lannom are artists, a painter and a potter, and they would like to have open studios for the public once or twice a year.

Silverman asked about specifics for the pottery set-up. Ms. Matthews said the pottery is all electric, the kiln has an enviro vent and is computer controlled. They do not plan to have a retail shop on site.

Gretchen Wittenborg is a neighbor and is supportive of this project.

Silverman said a home occupation is an allowed accessory use under ordinance 127-14 A.2. and does not require a site plan review. He asked if they plan signage. They do not plan to have a permanent sign, but may

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Planning Board Meeting
October 18, 2016

have a temporary sign when the studios are open.

Letters. The Board reviewed a letter from the Board of Selectmen in response to the Planning Board letter regarding the Ford residential driveway permit. Silverman said the Planning Board memo to the Selectmen went out prematurely and it was not signed, nor was it to be forwarded to any other recipient. The Planning Board reviewed a draft of a letter to the NH DOT expressing the Board's concern that the existing permit for a residential driveway on the Ford property may be used for commercial purposes. The letter will not be sent.

Invasive species removal. Silverman reported he had talked with Rick Van de Poll regarding removal of Japanese Knotweed. He was told that a continuous cutting should start in June before it buds, and continue cutting with a shot of Roundup injected into each cut stem; or it can be dug out and hauled away, which requires a 1 meter buffer around the whole stand. He added that the problem with treating it is that it tends to make the invasive spread and if treated with Roundup the watershed may become contaminated.

Silverman noted the Town does not have an ordinance regarding invasive plants. Land Use Assistant will research other NH towns' ordinances. Silverman reiterated that Mr. Vaal was asked to submit his proposed methodology, but it has not been received.

Carney suggested that the Planning Board develop a policy on minute taking.

Minutes. The Board reviewed the minutes of the October 4, 2016 meeting. Parker moved, Haynes seconded and the Board approved the minutes as amended.

Budget. Silverman referred to the proposed 2017 Land Use Budget, noting that the bottom line has increased in anticipation of an increased number of cases in 2017, based on the greater number of Planning Board and Zoning Board of Adjustment cases in 2016, which greatly increased mailing costs and consultant fees in 2016. These costs are paid for by the Town, however, revenue is generated through application and abutter notification fees. Printing costs are included for reprinting an updated version of the Land Use Manual for Town Boards and for sale to the public. The budget projects covering consultant, mailing and advertising costs in anticipation of large utility projects in 2017.

Fee Schedule. The Board discussed clarifications for various categories of fees. Carney will review the safety aspects of fees to inspect multi-family dwellings. Silverman noted that the Board can make changes to the subdivision regulations without Town meeting approval, because they are regulations of the Planning Board.

The meeting was adjourned at 8:45 PM.