

1 **Town of Fitzwilliam**
2 **Planning Board Minutes**
3 **November 5, 2019**
4

5 **Members Present:** Suzanne Gray, Chairman, Terry Silverman, Barbara Young, Robin Peard
6 Blais, Paul Haynes. Charles Kenison, Robin Peard Bates, and Dan Baker present representing the
7 Board of Selectmen

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9 Meeting called to order 7:00PM.
10

11 Public Hearing, Case 19-08 continued: James Wilkinson application for Site Plan Review and
12 Conditional Use Permit for partial demolish, rebuild, and expansion of an existing dwelling at 74
13 Keene Avenue, Map 23, Lot 21, entirely within the 75 foot setback from Laurel Lake, which is
14 in the Wetlands Overlay Protection District.

15
16 Paul Grasewicz, engineer, presented the application and site plan, noting that the Conservation
17 Commission had visited the property and recommended gutters on the addition and existing
18 structure to direct roof water runoff to a dry well. They noted that the addition will increase the
19 impermeable surface within the WPOD. Board members reviewed the site plan noting that the
20 lot is flat and stable; the owners have a proposed septic site, a new well line, dry well site. He
21 noted that the new addition will have a frost wall foundation, with crawl space enclosed in
22 concrete making the site more impervious.
23

24 Gray moved that the application be accepted as complete. Board members voted aye.
25

26 Silverman asked if there were any other mitigation measures that could be done, in addition to
27 the gutters and dry well. He suggested installation of foliage to hold water to mitigate water
28 runoff issues. He asked that plans for landscaping be submitted to the Board, suggesting gravel
29 and shrubs. Grasewicz said they also planned a mounded berm over the installed water supply
30 line to further divert water runoff.
31

32 Silverman moved, Gray seconded and the Board voted to approve the Wilkinson application for
33 a Conditional Use Permit noting the site plan to improve water management on the property.
34

35 Conditional Use Approval may be granted by the Planning Board after a public hearing provided
36 that the proposed activity complies with Zoning Ordinance 127-16.1, D. 4, a, b, c, and d; and that
37 the Board votes on each condition individually.
38

39 Conditions of approval will be recorded at the Cheshire County Registry of Deeds.
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41 Public Hearing – Case 19-07, Jeffrey Ries application for a minor three-lot subdivision off
42 Fullam Hill Road, Tax Map 4, Lot 56 in the Rural District.
43

44 Grasewicz presented the site plan, noting that 3 proposed lots were 5 acres each with 300 feet of
45 frontage and one lot was over 6 acres with 250 feet of frontage.
46

47 The presence of native Indian burial sites was discussed, noting that state RSAs allow no
48 excavation within 25 feet of a grave site.

49
50 Mr. Bussiere thanked Mr. Grasewicz for locating these sites, some of which he said are 400
51 years old.

52
53 Mr. Ries has a house on the property and plans to keep 2 additional lots, with one existing house
54 for sale.

55
56 Gray noted that should other burial grounds be located in the future, no new construction would
57 be allowed. Robin Haynes moved to approve the Ries application, Paul Haynes seconded and
58 the Board voted to approve the application with conditions regarding burial grounds. She noted
59 RSA 289:3III regarding burial grounds. The conditions will be recorded at the Cheshire County
60 Registry of Deeds.

61
62 Public Hearing Case Number 19-01, David and Phyllis Spicer application for Site Plan Review
63 and Conditional Use Permit.

64
65 Mr. Grasewicz presented the plans, noting that the ZBA had heard the case regarding a proposed
66 addition back away from the Lake and denied a variance. The existing house footprint will
67 remain the same and extensive ground cover landscaping will direct runoff water away from the
68 Lake. The septic system is farther from wells and the Lake.

69
70 He noted that the Conservation Commission did not approve the application noting that wetlands
71 will be affected and increase the impermeable surface to over 33% of the small lot, and the
72 project is all within the WPOD.

73
74 Ms. Spicer is building a 14x 10 foot shed on her property that is still under construction, and has
75 a permit to do so. Ms. Drugg asked how far away her well is from the septic tank. Grasewicz
76 said there is no new septic system on the Spicer property.

77
78 Chairman Gray suggested doing a site walk of the properties involved. The Board agreed.
79 Silverman noted that at this time the Spicer's have full use of their property. Gray noted that the
80 plans show a 75 foot setback and location of the septic system.

81
82 Blais asked for a date to be set for the site walk and requested that the Conservation Commission
83 be invited. The Board agreed to schedule the site walk for Saturday November 9th, at 9:30 AM.

84
85 Gray suggested continuing the case to the next Planning Board meeting on November 19th at
86 7:00 PM. The Board agreed.

87
88 The Board reviewed the September 17, 2019 minutes, noting that there are two sets of minutes,
89 one being meeting minutes and the other being minutes for non-public session.

90
91 Gray moved and Board approved minutes of non-public session on October 15th.

92

93 Old Business – there is no new information about Eversource plantings along Route 12.

94

95 A meeting with Amy (NextEra) to review the MOU is scheduled for November 13 at 7:15 PM.

96

97 The meeting adjourned at 9:45 PM.

98

99 **Minutes Approved on December 3, 2019**