

Town of Fitzwilliam Planning Board Minutes August 20, 2019

Members Present: Suzanne Gray, Chairman, Terry Silverman, Barbara Young, Robin Peard Blais, Paul Haynes.

Meeting called to order 7:00PM.

Brian and Amy Bisson Preliminary Consultation regarding a tear down and rebuild of a non-conforming structure located at 37 Old Turnpike Road, Tax Map 26, Lot 6, in the Rural District and in the Wetlands Protection Overlay District.

Chairman Gray asked Mr. and Mrs. Bisson to tell the Board about the project. Mr. Bisson noted he is a carpentry instructor and has built energy efficient and sustainable homes. He said the existing structure, built in the 1940s, is located on a 5 acre lot with frontage on Sip Pond. The existing structure is about 25 feet from the Pond. Mr. and Mrs. Bisson intend to purchase the property, remove the existing structure and rebuild within the existing perimeter. He described the existing structure as a single floor cottage in very poor condition. They are planning to build a new two-floor cottage with a gable. They hope to close on the property within the next 2-3 weeks.

Mr. Bisson told the Board they met with Carl Hagstrom to walk the lot and a test pit was dug to confirm both well and septic are viable.

Mr. and Mrs. Bisson met with the Conservation Commission. The Commission's recommendation was to insure that construction of roof and cottage would not create surface runoff into the Pond since

the property is within the town wetlands protection buffer. Silverman noted that the town setback is 100 feet from wetlands. He wondered if this project would require ZBA consideration regarding conditional use approval, zoning ordinance 127-16.1, Wetlands Protection Overlay District.

Haynes asked if the Bissons planned to have a deck and they said they would like to have a deck. Haynes reviewed the draft plans for the cottage and Mr. Bisson said drainage will be directed away from the Pond. Both Haynes and Blais suggested there may be an opportunity to move the new cottage site back farther from the original site, which is closer to the water. Mr. Bisson said there is a lot of ledge and granite and rebuilding on the existing site would help keep the project within their budget. Haynes suggested exploring mitigation measures.

Silverman noted that NH State Shoreline Protection setback is 250 feet from state waters.

The Planning Board will conduct a site walk, inviting the Conservation Commission to attend, on Tuesday, August 27th at 6 PM. The property is located at 37 Old Turnpike Road, on Anderson Way off Route 12.

[Note: The Planning Board cancelled this Site Walk until such time as an application has been filed and abutters have been notified.]

Mr. Bisson will contact DES regarding shoreline protection once they have closed on the property, and explore mitigation measures.

The Board agreed to schedule site plan review for this project at their next meeting on September 3, 2019, when they will review the construction plans, including plans for surface water regulation.

The Board reviewed a letter from the Board of Selectmen regarding the sale of town property, M08, L03. The Town needs to approve such a sale at Town Meeting. The Planning Board does not recommend this transaction due to prime wetlands being on the property.

The Board discussed the land use assistant position and the duties pertaining to it.

8:00 PM: Gray moved, Young seconded and the Board voted to go into non-public session for legal reasons.

8:30 pm out of non-public session.

The Board discussed the role of the Land Use Assistant and the importance of coordination of assignments of the Land Use Office. The Board reviewed minutes of the August 6, 2019 meeting, which were approved.

9:00 PM Meeting adjourned.