

**Lancaster Planning Board
Minutes of Meeting**

Meeting held in Lancaster Town Hall Auditorium

Wednesday – May 12, 2021

The meeting was called to order at 6:30 PM by Chairman Andy Nadeau followed by the Pledge of Allegiance.

Initial Business:

Roll Call:

Regular Members:

Present: Chairman Andy Nadeau, Selectman's Representative Leon Rideout, Mark M. E. Frank, Mark M. St. Pierre and Maggie Jones.

Absent: Vice Chairman Justin Carter and Rusty Scott.

Alternate Members:

Present: Selectman's Representative Alternate Troy Merner, Don Doolan and Vickie Gibbs.

Absent: Greg Westcott and Rick McCarten.

Others attending:

Planning/Zoning Coordinator Benjamin Gaetjens-Oleson, Clerk Sandra Doolan, Chet and Janet Savage, Nona Cordwell, Tricia Frenette, Lorna Frenette, Mike Roberts, Shelli Roberts, Racheal Stuart, John Garrison, and Rob Christie.

Chairman Nadeau appointed Alternate Members Don Doolan and Vickie Gibbs as regular voting members for tonight's meeting due to the absences of Regular Members Vice Chairman Justin Carter and Rusty Scott.

To review and approve the minutes of the April 14, 2021 meeting.

A motion was made by Mark M. St. Pierre and seconded by Maggie Jones to accept the minutes as written. A vote was taken and the motion carried.

Appointment(s): None.

Public Hearing(s):

Major Subdivision:

Case #819 - Janet Savage – Owner/Applicant requests a major subdivision to divide approximately 104 acres into 15 lots. Said major subdivision will result in lot 1 – 5.03 acres, lot 2 – 5.35 acres, lot 3 – 2.09 acres, lot 4 – 2.30 acres,, lot 5 – 2.25 acres, lot 6 – 5.24 acres, lot 7 – 5.11 acres, lot 8 – 10.25 acres, lot 9 – 3.58 acres, lot 10 – 6.35 acres, lot 11 – 6.82 acres, lot 12 – 11.77 acres, lot 13 – 5.54 acres, lot 14 – 10.89 acres and lot 15 – 19.82 acres. An approximately 1,100 foot private road is also proposed to access to some of the lots. Land Zoned Agricultural. (Tax Map R02 Lot 068 (104 acres) Page Hill Road). **Vote on Final Approval.**

Chairman Andy Nadeau explained the application was accepted as complete at the April meeting. He stated the applicant would first present the proposal and then the Board would review the proposal based on the Planning Board's standards and requirements. Once that was

- Mark Vander-Heyden: Minor Subdivision for Thomas P. Wolfe off Hartco Avenue.
- Jesse W. Picha: Minor Subdivision for Jesse W. Picha off Stebbins Hill Road

Commercial Building Permit(s)

- Global Montello Group Corporation (Owner/Applicant): Cut the existing coffee island in half to make one longer coffee counter and build a wall behind it to separate it from the kitchen area.
- Weeks Medical Center (Owner/Applicant): Renovate second floor oncology department to create new laboratory and office space.

Recent Zoning Decision(s)

Training Topic(s)/Material(s)

- NH OSI Planning/Zoning Conference.

Announcement(s)/Correspondence(s)

- Board Vacancies.

Other Business as may legally be brought before said meeting.

Lancaster Planning Board
Andrew Nadeau, Chairman

Available information may be viewed at the Lancaster Town Office, Monday through Friday during regular business hours. Should you wish to arrange a time to view the file or if you need assistance to attend this meeting contact Town Manager, Benjamin S. Gaetjens-Oleson at the Town Office at (603) 788-3391.

complete the Public Hearing would be open. There would be no questions asked until the hearing was opened.

Chet Savage was present to represent his wife Janet Savage due to the absence of her surveyor who was on vacation. Mr. Savage stated that the proposal is for 15 lots with 4 of them being under 5 acres and requiring State Subdivision Approval which they have received. Mr. Savage stated there are 3 driveways approved with others approved under the condition the subdivision is approved. The road has been professionally designed by an engineer who will also act as the inspector during a 3 step inspection process. The engineer is requesting the Highway Foreman be present at each of the inspections to ensure it meets his and the Town's requirements. Mr. Savage also explained there will be a Declaration of Covenants recorded with each deed of property that has access off the proposed private road.

Chairman Nadeau thanked Mr. Savage for his presentation and stated that the Planning Board would go over the Subdivision Design Standards (Section 7) and asked the Board to provide whatever feedback they felt necessary.

- 7.03: Fire Protection-The proposed private road was designed with a hammerhead at the end based on input from the Fire Department. No fire pond was requested by the department.
- 7.04: Road and Utility Standards-It was explained this was discussed at the previous meeting and confirmed with the engineer's roadway design.
- 7.06: Private Roads-Mylar will need to have printed in bold type that the road is private and the Town has no responsibility to repair or maintain it. A statement as to the maintenance responsibility needs to be provided to the Board and they would also like to see a draft deed which shows who owns the limits of the ROW.
- 7.10: Construction-The Board was comfortable having Ms. Savage's engineer supervising the roadway construction. Inspections would be completed as proposed in the application. Granite or concrete markers will need to be placed as outlined in the section except they can be set flush with the ground.
- 7.13: Utilities-Power is expected to be above or below as the Town has no requirements for either except they are proposed to run underground from the proposed road to the lots accessing from it.

Mr. Savage stated that a \$100,000.00 Letter of Credit will be provided to the Town of Lancaster to guaranty the roadway construction. The Town will release the credit back to Ms. Savage once they receive a statement stating the roadway meets all the required specifications.

Noting there was nothing further to review concerning the Design Standards, Chairman Nadeau opened the Public Hearing at 7:07 PM and asked if there were any abutters who wished to speak.

Abutter Tricia Frenette asked who would maintain the road if the property owners don't and it begins to effect Page Hill. She expressed concern with rain washing gravel and dirt onto her property and driveway which is across from the proposed road. She also expressed concern with the sharp curve of the shared driveway access for lots 12 & 13. She did not feel a vehicle, especially fire apparatus, could make the turn into the lots and the visibility was concerning to her. Ms. Frenette also explained there is a lot of ledge in that area and she is concerned there will be a lot of blasting that could damage existing homes. She explained a similar instance happened to her neighbors years ago.

Nona Cordwell asked if the Planning Board or Mr. Savage had ever considered a Cluster Development for the property which would preserve more land for agricultural uses. She also

expressed concern for the additional driveways the subdivision would create and the potential increase in runoff into Page Hill. Chairman Nadeau explained the Board does have that provision in their regulations and they leave that up to the decision of the property owner. Ms. Cordwell also expressed concern with the additional wells and septic systems that would be added and how that might effect the water table for the already existing properties. Mr. Gaetjens-Oleson stated that the driveways have conditions requiring culverts at their entrance to the roadway and if it is found that they negatively impact the road the Highway Foreman could require the owners to make adjustments.

Ms. Cordwell asked if people would be allowed to place campers on the lots and utilize them as weekend getaways. Mr. Gaetjens-Oleson explained the Zoning Ordinance does allow campers on individual lots under very specific conditions. Ms. Cordwell also stated she felt that if the smaller lots were combined then some of the concerns would be mitigated.

With nothing further from the abutters Chairman Nadeau asked if anyone from the public wished to speak. Seeing none present wished to speak Chairman Nadeau then summarized the concerns of the abutters who spoke. He explained he heard the abutters express concerns with runoff, number of driveways, blasting, driveway site distance, number of septic systems and wells, campers and size of lots. With nothing further Chairman Nadeau closed the Public Hearing at 7:30 PM and opened it only to the Board.

Chairman Nadeau stated that the Planning Board can't ask the applicant to fix something that might not happen. He explained the Applicant has hired an engineer to address some of the stated concerns and some of the others have been considered by the State during their review of the subdivision. Don Doolan asked what the engineer did and it was explained they designed the road based on the Town's roadway specifications.

Maggie Jones stated that she feels 15 lots was a lot and she would like to see less and larger lots. Chairman Nadeau did state that the Board could ask for Nitrogen Impact Study to show if there would be any effect of the septic systems on the surrounding abutters.

Mr. Savage spoke and said that there was 3,000 feet of road frontage along Page Hill and the drainage would be distributed along that length into the roadway drainage system. The proposed road was designed to capture most of the roadway runoff and keep it on the lots. It was asked if the engineer could come to the meeting and Mr. Savage said that he had asked him to but he explained he doesn't like to go to meetings.

Mr. Nadeau said that there is an 8% road grade that is sloping onto Page Hill and he would like to see some confirmation that it is designed to not increase runoff onto the road. It was suggested the Board seek an independent opinion of the roadway design.

Ms. Jones wanted to know if the lots would be cleaned up before they were sold and Mr. Savage stated they would not. Leon Rideout stated that the area is zoned Agricultural and he feels since the lots do conform to the Zoning Ordinance there should not be much question concerning the subdivision. It was stated the last subdivision of this similar size was when the Mary Elizabeth property was subdivided. Don Doolan stated when that project was proposed there were many people upset but that it is now an attractive subdivision. Mr. Savage explained that many of the lots the abutters live on now were from an older subdivision he did.

Ms. Jones asked if there could be specific house sites for each lot identified to avoid conflict with ledge and therefore potential for blasting. Mr. Rideout said that it is not practical as a buyer could change their mind as to where the house would be. It was asked if there was exposed ledge and Mr. Gaetjens-Oleson stated that he recalls the project surveyor Gardner

Kellogg stating at the last meeting that there was very little ledge visible. Chairman Nadeau explained to Mr. Savage that it may be in the project's best interests to have a Peer Review done by another engineer to review the proposed roadway design and also have Mr. Kellogg map the exposed ledge.

Vickie Gibbs expressed concern with the number of lots and Chairman Nadeau stated that they do meet the Zoning requirements. Mr. Savage stated the septic systems will need to be approved by the State of NH and be inspected as they are being installed.

The Board had no further discussion or questions and a motion was made.

A motion was made by Mark M. E. Frank and seconded by Maggie Jones to hire an engineer to complete a review of the proposed roadway to ensure it was designed to minimize any runoff onto Page Hill and also review the shared driveway for lots 12 & 13 and provide recommendations for improvements with all costs paid by the applicant. A vote was taken and the motion carried.

A motion was made by Vickie Gibbs to have all the exposed ledge mapped in order to determine if each lot had a buildable site that would not require blasting.

It was asked how something like this is done and Chairman Nadeau stated it would need to be done by a very expensive geologic survey. Mr. Savage stated he would be willing to create a covenant for the property that is attached to each deed that does not allow blasting. He feels it is in the best interests of the future property owners of the subdivision to have that so they themselves will not be impacted by it.

With that condition Vickie Gibbs withdrew her motion.

It was announced the Hearing for this case was adjourned at 8:37 PM and would resume on Wednesday June 9, 2021 at 6:30 P.M. at the Lancaster Town Hall.

Other Business:

Preliminary Conceptual Consultation(s):

- Mr. Gaetjens-Oleson stated that there was someone interested in setting up a Food Truck on the lot Smokin' T's previously had their truck on. He explained he told the individual that as long as he followed the specifics of the Smokin' T's site plan he would not need any further review. The Board agreed.

Commercial Building Permit(s): None.

Recent Zoning Decision(s): None.

Training Topic(s)/Material(s):

- Mr. Gaetjens-Oleson reminded the Board of the Planning/Zoning Conference that weekend. He told them it would be a webinar and he would set up a computer in the second floor meeting room in case members wanted to attend as a group.

Announcement(s)/Correspondence(s):

- Board vacancies-Mr. Gaetjens-Oleson informed the Board that the Selectboard did appoint Maggie Jones as a Regular Member and Rick McCarten as an Alternate Member. He stated they did appoint Leo Enos to the remaining Alternate position so there is still one more Alternate vacancy.

Other business as may legally come before the meeting.

- Racheal Stuart of the Lancaster Conservation Commission was present to explain the current EverSource project to rebuild the aging D142 transmission line between

Whitefield and Northumberland. She stated as part of the Commission's review of their Wetlands Permit application there were many questions that came up needing answers to. Some of them did not relate directly to the Commission but more to the Planning Board and she asked if the Board would act as the sponsor to submit those questions to EverSource (questions attached). Mr. Gaetjens-Oleson read though the questions.

A motion was made by Don Doolan and seconded by Maggie Jones to authorize Benjamin Gaetjens-Oleson submit the provided questions to EverSource on the Planning Board's behalf. A vote was taken and the motion carried.

- Don Doolan addressed the Board explaining he will bring a Lot Line Adjustment for Brian & Patricia Lee to the Planning Board in June. The properties are located on Railroad Street and will see one line moving about 45 feet.

Noting that there was nothing further to come before the meeting a motion was called for to adjourn.

A motion was made by Mark M. St. Pierre and seconded by Maggie Jones to adjourn the meeting. A vote was taken and the meeting adjourned at 8:56 PM.

Respectfully,

Sandra E. Doolan
Sandra E. Doolan – Clerk

06/09/2021
AS AMENDED
Approved: *Andy Nadeau*
Andy Nadeau
Chairman

EVERSOURCE D142 LINE PROJECT: NON-WETLANDS QUESTIONS
Lancaster Planning Board
Reviewed and Approved for Submittal - Wednesday, May 12, 2021

The following questions were generated through preliminary public input and Lancaster Conservation Commission Review of the Eversource D142 Wetlands Permit Application. As these questions do not fall neatly within the Conservation Commission purview of wetlands permit review, they are being submitted by the Lancaster Planning Board.

1. Are all wooden poles 70+ years old? Is it technically possible to mix wooden and weathered steel H frame poles?
2. Pole 81 has inspection tag from 2002. It looked sound (except for some brontosaurus debris scarring); it also had stubs from previous poles adjacent. Pole # 82 in wetland also shows stubs from previous poles adjacent. When were those poles replaced?
3. Is there currently off-road vehicle use in the ROW? If so, how will you prevent off-road vehicle access along the ROW when you are finished?
4. Once improved the corridor may be more accessible to unauthorized use. It is the "Landowner Responsibility" to keep them off. Eversource should take measures to make sure improved access doesn't end up being a headache/nightmare for landowners who have not invited it.
5. The project in Lancaster will be in the vicinity of two Cultural Landscapes designated by the NH Division of Historic Resources: Mt. Prospect - Martin Meadow Pond and North Road- Lost Nation Roads. What will the pole heights be at these specific locations and how will/can Eversource minimize view impacts? Is there any reason not to retain wooden pole construction in these areas (poles 87/88 to 92/93)?
6. What is the full extent of the State/Regional improvements (that this project is in the context of)? E.g., Coos Loop, NP, other Transmission upgrades? Any new proposed projects?
7. This upgrade crosses the Cape Horn State Forest – what is input/comment of other agencies such as Natural and Cultural Resources, Economic Development, Division of Forests & Lands, etc.?