

**PLANNING BOARD PUBLIC MEETING
TOWN OF LITCHFIELD**

Held on February 6, 2018

minutes approved on 2/20/2018

The Litchfield Planning Board held a meeting in the Town Hall conference room, 2 Liberty Way, Litchfield, NH 03052 on Tuesday, February 6, 2018 at 7:00 p.m.

MEMBERS PRESENT: Mike Croteau - Chairman, Kimberly Queenan - Vice-Chairman Joe Blanchette - Clerk, Tyler Perrin, Dennis Page - Alternate, Kevin Bourque - (Selectmen's Rep.)

MEMBERS ABSENT: Dave Samuel

ALSO PRESENT: Joan McKibben (P.B. Admin. Assistant), Jen Czysz (Assistant Director Nashua Regional Planning Commission - NRPC)

CALL TO ORDER

Mr. Croteau called the meeting to order at 7:00 p.m. and led the Board in the Pledge of Allegiance. Roll call of members.

Dennis Page is appointed as a voting member by the Chairman.

Public Input: No Public input on non-agenda items.

- 1. Mel's Funway Park** - conceptual discussion of proposed improvements to the existing park Tax Map 20 Lots 7 & 14, 450 & 454 Charles Bancroft Hwy.

Representing the applicant is Attorney Andy Prolman and Engineer Tony Basso - Keach-Nordstrom Associates. Also present owners Wayne Caulfield and Michael Accomando.

This is a conceptual presentation no abutters have been notified.

They expect to make a formal application by next week.

Mr. Prolman and Mr. Basso explained the changes for the area. On the west side of Rte. 3A they would plan to add a bumper boat pool where there is currently parking just to the north of the laser plex building, that would be a permanent structure, also adding a 30 x 32 addition to the front of the laser plex building. The existing driving range would be eliminated.

In the area that was the driving range they plan on an area for younger children with a gem dive (hunting for gems), kiddie go-cart track, kiddie bumper boats, and four different inflatable bounce houses that would deflated at night. These would be temporary structures.

No added parking is needed according to their occupancy. They will redesign the septic and simplify the system.

They plan on adding wood frame around existing pavilions.

Across the street on the east side of Rte. 3A they are planning a paintball area. No permanent structures, the parking would be up front. The existing barn would be the point of sale area. They are aware of abutters on this parcel and will have no tree cutting and have an adequate buffer near the abutters. The paintball area will only be daylight hours and spring - fall.

Joe B. questioned if there would be fencing around the paintball area. Andy replied there would be fencing in some areas but the topography will handle trespass in other areas. He explained the paint pellets are food dye. Kim Q. questioned if pedestrians would be crossing Rte. 3A. The applicants didn't think that would occur because the attractions are separate transactions and geared to different audiences.

Jen suggested when they formally apply to the planning board they supply a narrative of what is happening on the paintball site.

Parking at the paintball site was discussed, there needs to be clear lanes for emergency access.

They will address landscaping to comply with the ordinance and have porta-toilets on the site.

Other Business

Jen mentions CEDS is looking for projects. Comprehensive Economic Development Strategy (CEDS) for the southern NH region. Identification of Priority Projects is one of the key components of the annual CEDS.

2. Richard and Jill Charbonneau 401 Charles Bancroft Hwy. an application for lot line relocation Tax Map 18 Lots 25, 53, 56 and lot 83.

Rich Charbonneau is present to explain the plan.

All fees have been paid and abutters notified. All paperwork has been submitted.

Joe B. makes a MOTION to accept the application, seconded by Tyler P. Motion carries 6-0-0. A MOTION by Joe B, seconded by Kim Q. that there is no finding of regional impact. Motion carries 6-0-0.

The intent of this application is to relocate the lot lines between lots, 25, 53, and 56. Lot 83, which was unrecorded from 1981, will be incorporated into lot 53. As a result of the lot line adjustment, the objective is to adjust the boundary of lot 25 to allow for a new residential home to be accessed by the existing driveway.

The total of the parcels is 39.56 acres and currently holds two homes and two barns. Each lot will have frontage on Rte 3A.

The septic plan and approval will be submitted when designed for the new house.

Waivers were discussed. Joe B. made a MOTION to grant the waivers for subdivision section 520 e and g, abutting property information, and section 530 items d, e, g-v, subdivision information, Kevin B. seconded the motion. Motion carries 6-0-0.

A MOTION to waive the escrow fee to \$2,500 from \$5,000 was made by Joe B. seconded by Kevin B. Motion carries 6-0-0.

The Chairman called for public input, there was none.

A MOTION to approve the lot line application with the following conditions was made by Joe B. and seconded by Kevin B.:

1. Plan copies submitted with professional seals and signatures
2. Original mylar with professional seal and signatures
3. Electronic submission per regulations section 850.10.5
4. All fees paid and escrow maintained as require
5. Add all approved waivers to plan notes
6. Edit note 1 or create a new note with lots 25's dry upland buildable area not encumbered by the agricultural easement.
7. A condition subsequent, copy of the septic plan with wetlands for lot 25

Motion carries 6-0-0

Committee Reports

The Lower Merrimack River Advisory Committee (LMRLAC) will meet Thursday, February 22 at the Nashua Public Library 7:00 p.m.

Approval of Minutes

Kim Q. makes a MOTION to approve the January 16 minutes as written, seconded by Joe B.

Motion carries 5-0-1

Other Business

The Chairman informs the board of the resignation of Dave Samuel effective immediately due to work commitments.

The deliberative session, February 3, was briefly discussed.

A MOTION to adjourn was made by Joe B. seconded by Tyler P. All in favor.

Meeting adjourned at 8:15 p.m.

Next Planning Board meeting is February 20.

Respectfully submitted,
J. McKibben

