

**PLANNING BOARD PUBLIC MEETING
TOWN OF LITCHFIELD**

Held on JUNE 19, 2018

minutes approved on July 17, 2018

The Litchfield Planning Board held a meeting in the Town Hall conference room, 2 Liberty Way, Litchfield, NH 03052 on Tuesday, June 19, 2018 at 7:08 p.m.

MEMBERS PRESENT: Mike Croteau - Chairman, Kimberly Queenan - Vice-Chairman
Joe Blanchette - Clerk, Dennis Page, Kate Stevens - Alternate, Tony Turecki -
Alternate, Steven Webber - Selectmen's Rep.

MEMBERS ABSENT: Tyler Perrin

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

CALL TO ORDER

Mr. Croteau called the meeting to order at 7:08 p.m. and led the Board in the Pledge of Allegiance. Roll call of members. Kate Stevens appointed as a voting member for this meeting.

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

AGENDA ITEMS:

- 1. Accept an application from Richard Jefferson, Trustee at 281 Charles Bancroft Hwy. Tax Map 12 Lot 27 for a subdivision of one lot into three residential lots.**

Present are Richard Jefferson and Gregg Jeffrey, Jeffrey Land Survey, LLC.

All paperwork has been filed with the board, abutters noticed and fees paid.

Edward Dalton, Jr. (an abutter) states he was not notified. Joan checks the assessing rolls. Mr. & Mrs. Dalton Sr. at 6 CB Hwy were notified and that is the address the property card shows for mailing for 287 CB Hwy.

Joe B. makes a MOTION to accept the application for consideration. Kim Q. seconds the motion. Motion passes 6-0-0

The applicant is subdividing one 38.171 acre parcel into three lots. One 3.8 acre parcel shows a proposed building envelope for one single family dwelling. The proposed well

and 4K septic areas are shown, the plan shows house and septic would fit on the lot. The second lot is 4.7 acres has an existing dwelling and garage. The third lot is the remainder that has frontage on Albuquerque Ave and is 29 acres.

Kate S. questions the water in relation to the PFOA issue. Mr. Jefferson said he has two wells that have tested fine.

Mr. Jeffrey stated they have received a NHDOT curb cut for the new lot but they had to abandon one of the two curb cuts on the existing house lots. They still need to receive septic approval on the 3.8 lot.

They are showing the wetland on the two lots that front on 3A with the 50' and 100' setback from the wetlands.

There was discussion on the driveway and wetland on the 3.8 acre lot. There is an existing path where a proposed driveway would be located. The will need a special exception because the drive will be in the 50' buffer to the wetland.

Mr. Jeffrey went over the requested waivers. #1 Requesting waivers from soil type and soil boundary plan. The immediate area of the proposed septic system will be addressed in the process of septic design approval. #2 Requesting a waiver from topographic survey of the whole parcel. The two lots fronting of 3A have the topo survey done. #3 Waiver for drainage study and stormwater drainage plan. Mr. Jeffrey felt the additional impervious area is negligible and will not contribute to downstream flooding. He felt this would best be addressed in best management practices and the driveway ordinance.

The chair calls for public input.

Edward Dalton, Jr. 287 Charles Bancroft Hwy. (CBH)

Has concerns about the existing wetland and water flooding onto his property especially during the winter when the ground is frozen. He stated he has no problem with a house being built.

Edward Dalton, Sr. 4 Charles Bancroft Hwy. (co-owner of 287 CBH) also has a concern about water backing up on 287 CBH.

Greg Jeffrey explained the driveway to the proposed house would have a culvert under the drive. He also explained water will run perpendicular to the topo. Lines.

Ed Dalton, Jr. The water table is high water comes out by seeping out of grounds by the existing small house (at 285 CBH)

Jay and Mike explain the zoning board has authority to make a decision about the wetland issue. This issue best taken up at the ZBA.

The chair called for other comments, there were none public input closed.

Chair calls for concerns from the Board.

Mike C. recommends conditional approval by the planning board waiting for ZBA decision and septic approval.

Waivers

Joe B. makes a MOTION to approve the following waivers Dennis P. seconds the motion.

1. Waiver from section 530.00g soil type and soil boundary for the entire lot (38 acres).
2. Waiver from section 530.00e topography for the entire lot.
3. Waiver from section 530.00k drainage plan, erosion control plan, and stormwater drainage plan.

They would show the developed area drainage for map 12 lot 27-1.

Gregg J. stated a culvert under the drive would be beneficial for both parties.

The Chairman reopened the public input.

Ed Dalton, Jr. spoke about piping the water to a brook.

Gregg J. talks about solutions to take care of subsurface water.

Mike C. We need sufficient data to see where the drainage impact is.

The Chairman closed the public input.

Joe B. amends the MOTION on the floor waiver #3 grant the waiver for drainage excluding lot 12-27-1. Dennis P. seconds the amendment.

The amendment passes 5-1-0

Vote on the main amended motion passes 6-0-0

Joe B. makes a MOTION to continue the Jefferson subdivision to August 7, 2018 at 7:00 p.m. Kim Q. seconds the motion.

Dennis P. comments to make it clear to the applicant the planning board is here to protect the public. We feel we need a drainage study to protect the abutters.

The motion passes 6-0-0.

Committee Reports

Kim Q. is going to the Selectmen's meeting to be appointed to the Heritage Commission.

6/27 Next Conservation Commission meeting - Town Hall 7 p.m.

6/28 Lower Merrimack Advisory Committee meeting - Nashua Public Library 7 p.m.

Approval of Minutes

Joe B. made a MOTION to approve the June 5 Planning Board minutes. Dennis P.

seconds the motion. Motion passes 6-0-0

Joe B. makes a MOTION to adjourn. Kate S. seconds the motion.

All in favor.

Meeting adjourned at 8:55 p.m.