

**PLANNING BOARD PUBLIC MEETING  
TOWN OF LITCHFIELD**

**Held on September 17, 2019**

minutes approved on 10/15/2019

The Litchfield Planning Board held a meeting in the Town Hall conference room, 2 Liberty Way, Litchfield, NH 03052 on Tuesday, September 17, 2019 at 7:00 p.m.

**MEMBERS PRESENT:** Michael Croteau - Chairman, Kimberly Queenan - Vice-Chairman, Kate Stevens, James Boffetti, Joshua Smith, Ronn Stephens - Alternate, Curtis Sampson - Alternate

**MEMBERS ABSENT:** Kevin Lynch - Selectmen's Rep., Tony Turecki

**ALSO PRESENT:** Jay Minkarah (Executive 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.

Chairman Croteau appoints Ronn Stephens as a voting member for this meeting.

**Public Input:** Public input on non-agenda items.

Rick Charbonneau was present to question why Mel's opened Spooky World and the carnage area is not fenced yet and the sidewalk isn't finished.

I would like the planning board to determine if the site plan is in compliance.

Jay M. will inquire with the zoning official on the part of the Board and someone will contact Mr. Charbonneau with an answer.

**AGENDA ITEMS:**

A **subdivision plan** by the Estate of Fred D. and Janet **McQuesten Tax Map 15 Lot 14**, 124 Hillcrest Road to subdivide one lot into 16 lots in the residential district.

Tucker McCarthy from Keach-Nordstrom Assoc. and John Noseworthy, executor of the estate are present. Tucker M. describes the project, a 16 lot subdivision, one existing house and one lot on Rte 3A, 14 lots on a new road off of Hillcrest Rd.

They were applying for a conditional use permit but are withdrawing that request and showing a conservation open space design (COSD). This will not change the plan or drainage. It will allow the former electric car track (trolley) to be used as a trail if either of the abutting properties were to be developed and kept the trolley track open for trail access. Also allows for the large wetland area to be placed in a deeded easement for permanent protection.

A yield plan was discussed that would show the maximum number of buildable lots that would be permitted in a conventional subdivision.

A **MOTION** was made by Kate S. and seconded by James B. to accept the plan for consideration. Motion passes 6-0-0.

#### Public Comment

Marion Colby, 323 Charles Bancroft Hwy. (CBH) states her concerns to the Board as an abutter. Her house was built in the 1700's and is in a section of CBH that has a farm field to the north of her house.

She remarked on the loss of farmland in Litchfield and the attempt to have CBH designated a scenic highway. She does not oppose the 14 lots off Hillcrest Rd. but would not like to see negative impact to her property, historic value, and the farmland.

Kate has concerns about the historic effects also, she stated it wouldn't seem to be a benefit to put a new house in the midst of historic homes.

Fred McQuesten, 1 Brandy Circle. Commented that a new house has been built in the vicinity of the former Grange Hall location on Route 3A.

Public Comment will remain open.

Tucker M. discussed dimensional requirements for (COSD) section 575.6.1 C and waivers from the Board that may be needed.

Paul Chisholm from Keach-Nordstrom Assoc. explained to the Board how the open space would benefit the plan. Approximately one third of the parcel would be preserved, all the wetland area. The setback on 3A for a building in the COSD would be 250'.

An inquiry has been made to the state historic resources regarding this parcel. The engineer will bring the results to the next meeting.

Jay mentioned it is up to the discretion of the Board to allow a conventional subdivision or a COSD with variations. The lot on Route 3A was discussed the Board would like more than a 50' building setback but could possibly reduce the setback from the required 250' of a COSD.

The Chairman would like to see a revised plan set come back to the next meeting with the ZBA decision that has been issued, the LC Engineering report, and the plans to Jay in a timely fashion.

Tucker M. agreed they will look at the 3A lot and make a proposal.

The public hearing will remain open.

A **MOTION** to continue the application for 124 Hillcrest subdivision to Oct. 15 at 7:00 p.m. was made by James B. and seconded by Ronn S. Motion carries 6-0-0.

### Committee Reports

The Historic Society went to the Board of Selectmen Sept. 9 regarding filing for the old fire station and old town hall to be put on the State Historic Building Register.

They will also speak to the School Board regarding the 1930 section of the school and the Library Trustees regarding the Aaron Cutler library. The Seletmen were in agreement with the filing for the town owned buildings.

Joshua S. will attend the Sept. NRPC meeting.

Conservation Commission met on Sept. 5 and endorsed the wetland application for 124 Hillcrest subdivision.

Heritage Commission met on 9/10 and finalized their by-laws which are now on the town site.

### Approval of Minutes

A **MOTION** to approve Sept. 3 minutes was made by Kim Q. and seconded by Ronn S. Motion carries 6-0-0.

The next meeting is Oct. 15

No further business

A motion to adjourn was made by James B. and seconded by Joshua S. All in favor 6-0-0.

Meeting adjourned at 8:32 p.m.

Minutes by J. McKibben from video