

**PLANNING BOARD PUBLIC MEETING  
TOWN OF LITCHFIELD  
Held on April 20, 2021**

minutes approved on May 4, 2021

The Litchfield Planning Board held a meeting in the Town Hall conference room, 2 Liberty Way, Litchfield, NH 03052 on Tuesday, April 20, 2021 at 7:00 p.m.

In response to the COVID-19 Pandemic, the Planning Board also held a hybrid meeting pursuant to Governor Sununu's Emergency Order #12 related to public meetings. Via webex.

**MEMBERS PRESENT:** Michael Croteau - Chairman, Kate Stevens - Vice Chairman, James Boffetti, Ronn Stephens, Curtis Sampson, Kimberly Queenan - Selectmen's Rep.

Kate, James, and Curtis via Webex

**MEMBERS ABSENT:** Joshua Smith

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

**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.

**Public Input on Non-Agenda Items**

Rick Charbonneau is present via webex. He recently purchased the land across from Mel's Funway Park (sandpit) Map 20 Lot 18, 457 CBH. He wanted to make the Board aware that he has closed the sidewalk on that parcel because when Mel's put the sidewalk in they didn't receive an easement and it is not built to ADA standards. He was forced to close the use of the sidewalk. Also the site will not be used for parking by Mel's and that was part of their site plan.

**AGENDA ITEMS:**

- 1. Preliminary conceptual site plan review Map 22 Lot 14, 540 Charles Bancroft Hwy. Applicant: DAR Builders, Reginald Moreau.**

Eric Mitchell, Engineer and Reginald Moreau, applicant are present remotely.

They are back before the Board with a concept for 64 three bedroom multi-family units.

They are proposing concept B which puts the units further from Route 3A. They have done test pits and show the leach field locations on the plan, leach fields would be per four unit building. Pennichuck water has confirmed they will supply water to the site. The applicant is in the process of looking at options for the existing 18th century house: repairing for reuse or moving the structure is going to be costly because there is not a lot of foundation under the house. Demo is also an option.

They have talked to NHDOT, DOT has traffic counts for Route 3A they will have to account for how much traffic they will create. NHDOT also asked for more detail on Corning Rd. The applicant still needs to file for drive permits. North east of the power line will be developed the remainder of the property will not be developed, they have several options for the remainder of land.

Board comments and questions:

Kim Q. commented she appreciates that they are looking into the historic, conservation, agricultural and community garden aspect of the property.

James B. questions the community garden idea for the remainder of the parcel. It could be a community garden or for the residents or maybe stay as a corn field.

James asked if they would be registering as a condominium with the State.

Mr. Moreau stated they would be.

Mike C. asked about the white vinyl fencing that is there now.

Mr. Moreau, we are trying to keep it looking as it does today with the white fencing.

Kate S. asked if there would be any traffic mitigation?

Eric Mitchell doesn't think the State will call for any mitigation.

James B. It seems there is a lot of traffic involved with Corning Rd.

Mike C. Has the septic designs been sent to the State?

Eric Mitchell yes we sent to DES, we have separated the septic for each building.

The facade of the building was shown. Mr. Moreau stated the architects had looked at the regulations and came up with a farm type facade. 16 building with similar design but different color combinations.

Jay M. commented that he appreciated them looking at the 18th century house, it is one of the oldest buildings in town. Also appreciates keeping some of the land in agriculture. Third he appreciated the effort to design the buildings with rural character. He will be interested in traffic numbers.

Public Comment

Abutter from 549 Charles Bancroft thinks the project is too large and the area would be adversely affected by the traffic. No other public comment.

Mr. Moreau: We would appreciate further comments for future engineering.

Mike C. Keep in mind the units abutting Temple Dr. and encourage more conversation with NHDOT.

Kate S. Reinforces the comment about natural landscaping abutting Temple Dr. and 3,000 kelvin or less lighting. Also would like to see the applicant address the exit lighting of the drive so headlights are not shining into abutters windows.

### **Committee Reports**

4/19 Board of Selectmen special meeting - face masks still mandatory on town property

4/26 Board Of Selectmen 6:30 pm remote

May 6 Conservation Comm. 7:00 pm

June 16 NRPC 6:00 pm check the NRPC website

CIP next meeting July (quarterly meetings)

### **Approval of Minutes**

James B. made a **MOTION** to approve the April 6, 2021 seconded by Ronn S.  
The motion carries 6-0-0.

### **Other Business**

Kate S. reports no decision has been made yet by the Hudson Planning Board regarding the Hudson Logistics proposal.

A **MOTION** was made by James B. seconded by Ronn S. to adjourn the meeting.

The motion carries 6-0-0

Meeting adjourned at 7:45 p.m.

Meeting transcribed by

J. McKibben