

**PLANNING BOARD PUBLIC MEETING  
TOWN OF LITCHFIELD**

**Held on August 3, 2021**

minutes approved on 8/17/2021

The Litchfield Planning Board held a meeting in the Town Hall conference room, 2 Liberty Way, Litchfield, NH 03052 on Tuesday, August 3, 2021 at 7:00 p.m.

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

**MEMBERS ABSENT:** Joshua Smith

**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.

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

**AGENDA ITEMS:**

1. An application by Rene Theroux, Trustee of the Theroux-Litchfield Realty Trust, 311 & 315 Charles Bancroft Hwy. The purpose of the application is a lot line adjustment between Map 15 Lot 6 and Map 15 Lot 6-2. No additional lots are created.

Owner, Rene Theroux is present, Tobin Farwell, Farwell Engineering is present via phone.

Abutters have been noticed, fees paid, application is complete.

Kate S. made a MOTION to accept the application. James B. seconded the motion. Motion passes 6-0-0.

Tobin explains the lot line adjustment acreage. Map 15 Lot 6 is going from 16 acres to 10 acres with 4.85 upland acres and over 5 acres wetland.

Lot 16-2 is going from 1.72 acres to 7.78 acres, 3 upland acres. This is an adjustment between two lots.

The waiver requests are:

- 520.00 e. and g. Locations of septic systems, water well, existing driveways.
- 530.00 k. and l. Existing and proposed water and drainage systems
- 530.00 m. erosion and sedimentation control

530.00 aa letter from the fire chief confirming proposed fire protection for all major subdivisions.

The applicant and engineer felt the above apply to subdivisions although lot lines fall under the subdivision regulations, they are asking for waivers.

Mike C. asked for Jay's input. Jay, the corrections have been made, there is no new development proposed.

There is no comment from the public.

A MOTION to approve the waivers was made by James B. and seconded by Kate S. The motion passes 6-0-0.

A MOTION was made by Kate S. to conditionally approve the lot line adjustment after deeds for the properties are submitted and standard conditions of fees are paid and mylars and signed plans are submitted, James B. seconded the motion. The motion passes 6-0-0.

#### Committee Reports

8/9 Board of Selectmen 6:30 pm

9/15 NRPC Commissioners meeting 30 Temple St. 7:00 pm

8/7 Hazardous Waste Collection 25 Crown St. Nashua 8:00 am - Noon

8/5 Conservation Commission 7:00 pm

August Lower Merrimack River Local Advisory Committee

August Capital Improvement Committee

#### Approval of Minutes 7/20 and 7/27/2021

Page 3 typo. 3rd paragraph 75' from riverbank

Typo. paragraph 5.

James B. made a MOTION to approve the 7/20 minutes as amended. Ronn S. seconded the motion. Motion passes 4-0-2

James B. made a MOTION to approve the 7/27 minutes. Kim Q. seconded the motion. Motion passes 5-0-1.

The next meeting is 8/17 planned as a workshop on permitted uses.

James B. made a MOTION to adjourn the meeting. Kate S. seconded the motion. All in favor 6-0-0. The meeting adjourned at 7:46 p.m.

Minutes transcribed from video by  
J. McKibben

