

**PLANNING BOARD PUBLIC MEETING  
TOWN OF LITCHFIELD**

**Held on APRIL 5, 2022**

minutes approved on 4/19/2022

The Litchfield Planning Board held a meeting in the Town Hall conference room, 2 Liberty Way, Litchfield, NH 03052 on Tuesday, April 5, 2022 at 7:00 p.m.

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

**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 7:00 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:**

Wilson Farms, Inc. 144 Charles Bancroft Hwy.

Expedited Review of Farm Site Plan for  
62 Charles Bancroft Hwy.; 147 & 153 Charles Bancroft Hwy. (CBH)  
Tax Maps 1 Lot 17, Tax Map 6 Lots 30 & 31.

Applicant seeks to improve their operations by proposing to upgrade their existing fuel storage systems. Conditional Use Permit - in the Aquifer Protection. The applicant also seeks a Voluntary Merger of lots at Tax Map 6 Lots 30 & 3 147 & 153 CBH.

Corning Farm at River Edge, application is for 66, 3-bedroom townhouses. The units are proposed to be 16, 4-unit buildings of multi-family housing on a 40 acre parcel at 540 Charles Bancroft Hwy, Tax Map 22 Lot 14.

**Wilson Farms, Inc. 144 Charles Bancroft Hwy.**

Present for the application are: Brent Cole, Granite Engineering, Andy Prolman, Esq. Scott and Lauren Wilson, Wilson Farms.

The applicant proposes to upgrade the existing fuel storage at 62 Charles Bancroft Hwy (CBH) and 147 and 153 CBH. The upgrade will include a concrete pad and covered shelter for two double-walled 500 gallon fuel tanks at two locations. The lot line between lots 147 and 153 (map 6 Lots 30 and 31) will be extinguished by a voluntary merger.

The applicant is also seeking approval for a Conditional Use Permit in the Aquifer Protection District.

A **MOTION** to approve the voluntary merger per RSA 674:39-a is made by Kate S. and seconded by Ronn S. The motion passes 7-0-0.

Conditional Use Permit: Chairman Croteau goes over Zoning Section 1256.00 Performance Standards in the Aquifer Protection District. The applicant has satisfactorily complied with all the requirements of 1256.00.

Curtis S. questioned the use of 500 gallon tanks. Scott Wilson: The regulations over 600 gallons are at a different permitting level.

Sam T.: Who gets notified of a leak alarm? The farm manager, on site worker and the owner.

Scott Wilson: The tanks are stationary, all double lined the highest industry standard you can get now. The fire department has approved them.

A **MOTION** to approve the Conditional Use Permit for the Aquifer Protection District for both sites was made by Kate S. and seconded by Curtis S. The motion passes 7-0-0.

A **MOTION** to accept the applications for expedited review of a Farm Site Plan was made by Ronn S. and seconded by Kim Q. The motion passes 7-0-0.

Jay M. had no concerns the application meets the requirements, no impact on traffic or neighbors.

There was no public comment.

Curtis S.: Is there an option for the Town to inspect once a year?

There will be an annual inspection by a town official.

A **MOTION** to approve the site plan application for Wilson Farms, Inc. for fuel storage at map 1 lot 17 and map 6 lots 30 and 31 with the condition of all necessary fees paid and annual inspection of the tanks was made by Kate S. and seconded by Curtis S. The motion passes 7-0-0.

Corning Farm at River Edge, application is for 66, 3-bedroom townhouses.

Eric Mitchell, ECM & Associates, Inc. and Reginald Moreau are present for the application.

Eric reported that they have met with NH Dept. of Transportation (NHDOT). NHDOT is not requiring improvements on NH 3A due to this project. DOT would like a 15' wide road widening easement along the frontage of the proposed multi-family proposal.

Grading was discussed at the northern access drive. Fencing has been added along 60' of the hammerhead drives abutting Temple Dr.

They plan on building the project in three phases.

Eric M. stated they agree to waive the 65 day approval planning requirement.

They have added a sidewalk on 3A from their southern access road to their southern property line.

The existing retaining wall in front of the house will be removed.

James B. questioned the traffic study considering the amount of delivery trucks there are today. Eric M. said the trip generation calculation considered 10 trips per day per unit.

Ronn S. felt 660 trips per day added to what is currently there is considerable.

The traffic study looks at peak a.m. and p.m. traffic.

The Board suggested the traffic engineer attend the next meeting.

James asked if they had met with the abutters. Eric M. We did meet the setbacks required and are trying to soften the impact to abutters.

Reggie M. We have addressed those abutters who have concerns and met with them.

The units will be sprinklered and have alarms and flashing lights outside for fire issues.

Mike C. asked for more information regarding the visual impact with color renderings including landscaping.

A **MOTION** to continue the hearing to May 3, 2022 at 7 p.m. was made by Curtis S. and seconded by Ronn S. Motion passes 7-0-0.

### Committee Reports

April 7 Conservation Commission 6:30 p.m.

April 11 Board of Selectmen 6:30 p.m.

May 11 NRPC Forum at LaBelle Winery, Amherst NH

June 15 Commission Meeting NRPC, 30 Temple St.

April 4 Capital Improvement Comm. will meet the first Monday of the month 6:00

March 31 Lower Merrimack River Local Advisory Committee (LMRLAC), Merrimack River

Watershed Committee (MRWC) was present to hear about the NRPC Corridor Management

Plan for the Merrimack River.

Mike C. signed up for the upcoming Planning Conference.

Other Business

Future work sessions will be held to discuss the northern commercial zone and village overlay or multi-use concepts,

Stormwater management and impact fees need to be addressed in future meetings.

Traffic calming and a cross walk on Albuquerque Ave at the high school were briefly discussed.

A work session is scheduled for May 17, 2022.

A **MOTION** to approve the Feb. 15 and March 1 minutes was made by James B. and seconded by Sam T. Motion passes 7-0-0.

Mike C. congratulated the Board on their hard work on zoning changes and successful affirmative votes at the March town meeting.

Kate A. made a motion to adjourn seconded by Kim Q. All in favor.

The meeting was adjourned at 8:54 p.m.

Minutes transcribed by

J. McKibben