

THESE MINUTES MAY BE APPROVED AND/OR AMENDED AT THE FOLLOWING MEETING

**May 24, 2016**                      **Town of Richmond Veterans Hall**  
**7:30 PM**    **Planning Board Hearing**

**Members Present:**

Lloyd Condon, (Chairman)  
Jason MacDonald (Secretary)  
Norma Thibodeau  
Loreal Schmidt  
Chris Daugherty, Selectman Rep.  
Butch Morin (Alt.)

**Members Absent:**

Harry Brake  
Seth Reece (Vice Chairman)

Public: Richard Drew and Edie Fifield

Meeting called to order @ 7:05 PM

Butch Morin seated for Harry Brake.

**1. Public:**

No one from the public.

**2. Mail:**

May-June issue of Town and City.

State of NH DOT routine road maintenance notice for culvert replacements on Rt. 119 E. near the town line.

Land Use Assistant also purchased the International Building Code book from Toadstool book store. This will be kept on file for future use.

**3. Edie Fifield from Masiello Group :**

Chairman Condon asked to change the agenda to accommodate Edie Fifield from Masiello Group.

Fifield had questions in reference to Map 407 Lot 076-2 located at 20 Fatima Way, presently owned by Paul A. & Lisa M. Vasilak. Stacie Dirth from Back Ashuelot Road located in Winchester is interested in the purchase of the property. Stacie Dirth presently a licensed day care through the State of New Hampshire to have up to 9 children.

According to Richmond Zoning Ordinances Article 4, Section: 403 Uses Permitted by Special Exception, section 403.4 Home Occupation. Home Occupation would need Zoning Board of Adjustment approval and needs to seek a Special Exception under 1105 of Richmond Zoning Ordinances.

Edie Fifield thanked the board for their time and will contact the Land Use Assistant to follow up on the procedure for the Zoning Board of Adjustment.

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**4. Subdivision Map 412 Lot 23 & 24:**

Richard Drew representing Cardinal Surveying and Land Planning located in Keene NH has proposed a 2 lot subdivision for Map 412 Lot 023 owned by Norwood H Keeney III, Trustee of the Meadow Fields View Horizon Trust. Proposed subdivision lot is located @ 15 Fay Martin Road.

Richard Drew, Chairman Condon and Butch Morin met for a site walk on Map 412 Lot 23 on Monday May 16, 2016 @ 6:30 PM. The group met on Fay Martin Road and all pins are confirmed in place and there are no other concerns.

This subdivision is lacking State Subdivision approval and septic design approval. This subdivision is on hold for approval until all State paperwork has been approved and received by the Planning Board.

**5. Subdivision Map 412 Lot 22:**

Richard Drew representing Cardinal Surveying and Land Planning located in Keene NH presented a second application for a proposed subdivision for Map 412 Lot 22 owned by Gerald L and Catherine B St.Pierre located @ 45 Fay Martin Road. The purpose of the subdivision is to make two residential building lots.

Richard Drew, Chairman Condon and Butch Morin met for a site walk on Map 412 Lot 22 on Monday May 16, 2016 @ 6:30 PM. The group met on Fay Martin Road and all pins are confirmed in place and there are no other concerns.

The State Subdivision approval and septic design has been received and a check for \$36.08 to cover the cost of the public notice run in the legal section of the Keene Sentinel. This amount also covers the cost of the public notice for Map 412 Lot 23 as they ran in the same ad.

Waivers from Richmond Subdivision Regulations were requested:

**Request for a waiver from 501.4 to include 4 copies of the construction plans (504.2) and grading plans (504.3).**

Motion made by Chris Daugherty to accept the waiver as presented. Seconded by Norma Thibodeau. All in favor. None opposed. Motion carries.

**Request for a waiver from 501.11 as there are no new roads proposed.**

Motion made by Jason MacDonald to accept the waiver as presented. Seconded by Norma Thibodeau. All in favor. None opposed. Motion carries.

**Request from 504.1-K as there are no town boundaries near the subdivision.**

Motion made by Jason MacDonald to accept the waiver as presented. Seconded by Norma Thibodeau. All in favor. None opposed. Motion carries.

Motion to accept the proposed subdivision as approved by Butch Morin. Seconded by Jason MacDonald. All in favor. None opposed. Motion carries.

Mylar to be signed by Planning Board and a check for \$51.00 are pending.

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**6. Heavy Construction Site Plan Regulations:**

It was the consensus of the board that although it appears the proposed pipeline application from Kinder Morgan has been withdrawn continued work to preserve and protect Richmond from large construction in the future should continue. Land Use Assistant will contact Lisa Murphy in reference to the review and opinion of Southwest Region Planning Commission on the Heavy Construction Regulations.

**7. Minutes of May 10, 2016:**

**Page 1, under 3. Subdivision Map 412 Lot 23,** First paragraph seventh line down add a r to acres.

**Page 2, under 7. Other: 1. Eversource Scenic Road cut:** first line add a t to he.

Motion made by Loreal Schmidt to accept the minutes of May 10, 2016 as amended. Seconded by Jason MacDonald. All in favor. None opposed. Motion carries.

**8. Discussion on Junk Yard Site Plan:**

An application was received from State of New Hampshire Department of Motor Vehicles from Chris Ialuna Supervisor of Registrations. The application was a request for William Hillock located on 158 Whipple Hill Road for Richmond Auto Sales to acquire a retail vehicle license.

In the past William Hillock has applied and was granted a Bonded Dealer License. The State of NH as of December 31, 2015 no longer offers the Bonded Dealers License and has replaced it with the Retail Dealers License. According to Selectman's representative Chris Daugherty this license would fall under the Special Exception give to William Hillock in 1996 from the Zoning Board of Adjustment allows the Retail Dealer license to be approved.

**9. Other:**

Norma Thibodeau had a few questions about signs that were placed on a recently built garage on Fish Hatchery Road. After a very brief discussion it was determined that the signs were decorative and had no ties to a business.

Motion made by Loreal Schmidt to adjourn. Seconded by Jason MacDonald. All in Favor. None opposed. Motion carries.

Meeting adjourned at 8:07 PM.

Respectfully Submitted:

Kandace Mattson