

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

**Town of Richmond
Planning Board Public Hearing**

June 20, 2017

7:30 PM

Veterans Hall

Members Present:

Lloyd Condon, (Chairman)
Richard Drew (Vice Chairman)
Harry Brake
Norma Thibodeau
Chris Daugherty, Selectman Rep

Members Absent:

Loreal Schmidt
Seth Reece (Secretary)
Butch Morin (Alt.)

Public: Attorney Hoppock and Michael Ploof.

Meeting called to order @ 7:31 PM.

1. Public:

Nothing from the public.

2. Mail:

No mail:

**3. Map 412 Lot 1:
Non binding preliminary conceptual consultation for proposed subdivision.**

Michael Ploof from Fieldstone Land Consultants located at 206 Elm Street, Milford, NH came before the board to enter into a non binding preliminary conceptual consultation. The consultation is for a proposed subdivision for Nicholas and Jill Bosonetto located on Prospect Hill Road (Map-412, Lot-1). Nicholas Bosonetto presented a proposed subdivision plan to the board around May of 2016 and there appeared to be multiple issues with the road and the subdivision of the lots, it was mutually agreed the Planning Board could review this plan for this meeting.

Mr. Bosonetto was unable to attend the meeting and Mr. Ploof did not have a notarized statement of authorization from Mr. Bosonetto in his absence. It was the consensus of the board and Mr. Ploof agreed that an email sent to Attorney Hoppock from Mr. Bosonetto explaining his absence and that Mr. Ploof would be in attendance for the consultation could constitute as a statement of authorization. Mr. Ploof was asked in the future to be sure that Mr. Bosonetto submit a notarized statement for the record as required.

Chairman Condon explained to Mr. Ploof that this is a non binding preliminary conceptual consultation to facilitate and help the Bosonetto family and their representatives through the process of a large scale subdivision. Chairman Condon added that the consultation would cover items the board recognized from the original proposal and there could be additional items when the new proposal is submitted. This is a very complex subdivision involving two towns in sections of the property and along the right of way.

The Planning Board used the Town of Richmond NH Subdivision Checklist covering 501.1 through 501.14 of the Richmond Subdivision Regulations. The Planning Board addressed Richmond Subdivision Regulations 504 in reference to all maps and plans from 504.1 letters A-V.

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It was noted that Mr. Ploof was asked to pay special attention to Article 6 General Requirements and Article 7 General Specifications.

Discussion of the right of way and exactly where the boundaries are located and engineering plans for the private roadway to the Town specifications. It was made clear that the Planning Board would have an engineer of their choice review and if necessary testing should be done to assure the private roadway is adequate.

The discussion of fees was clarified: one check made out to the Town of Richmond to cover the cost of the subdivision per lot and reviewers fee. One check made out to the USPS to cover the cost of certified mailing with a return receipt for all abutters and interested parties. One check will be made out to the Town of Richmond at the time of the public hearing to cover the cost of the Keene Sentinel's legal section. One check made out to the Registry of Deeds for recording of the plat at the time of accepting the proposed subdivision.

Mr. Ploof was also asked to submit a second proposal in full to the Town of Richmond for the Town of Fitzwilliam to review. The Board asked that the proposed completed application be submitted at a regularly scheduled public meeting of the Board so as to avoid delays that could occur if dropped at the Town Hall.

The review of the proposed subdivision involving two towns could go over the timeframe for acceptance or denial put forth by the State of NH. The Planning Board requested that Mr. Bosonetto if asked by the Chairman of the board to give the Planning Board some additional time to please grant them that time.

All questions asked by Mr. Ploof to the Planning Board were answered to the best of their ability and Mr. Ploof felt his questions were answered to his satisfaction. Mr. Ploof took notes on the suggestions by the board and felt the information would be helpful to move forward. With no further questions or comments from either party Mr. Ploof thanked the Planning Board for their time. Mr. Ploof added that he would meet with Mr. Bosonetto sometime during the week to go over the information.

4. Minutes of June 13, 2017:

Motion made by Vice Drew to accept the minutes as presented. Seconded by Harry Brake. All in favor. None opposed. Motion carries.

5. Other:

Tuesday July 4th Planning Board meeting:

The next scheduled Planning Board meeting would be on Tuesday July 4th. It was the consensus of the board to change the date to Tuesday July 11th at 7:30 PM. Large Scale Construction meeting, July 11th at 6:30 PM.

Motion made by Harry Brake to adjourn the meeting. Seconded by Norma Thibodeau. All in favor. None opposed. Motion carries. Meeting adjourned @ 8:17 PM.

Respectfully Submitted,

Kandace Mattson