

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

**Town of Richmond
Planning Board Public Meeting
October 3, 2017 7:30 PM Veterans Hall**

Members Present:

Lloyd Condon, (Chairman)
Richard Drew (Vice Chairman)
Norma Thibodeau
Chris Daugherty, Selectman Rep
Butch Morin (Alt.)

Members Absent:

Loreal Schmidt
Seth Reece (Secretary)
Harry Brake

Meeting called to order at 7:30 PM

Butch Morin seated for Harry Brake.

1. Public:

No one from the public.

2. Mail:

September/October issue of Town & City published by the New Hampshire Municipal Association.
Flyer from the National Business Institute in reference to Land Use Law held in Manchester NH October 26 2017. Cost is \$349.00 and is sponsored by a private entity not state offered..

3. Minutes of September 19, 2017:

Page one, before 1.Public, add Butch Morin seated for Loreal Schmidt.

Same page under 3. Minutes: Under September 5, pull the **a** out before due, and add **at the September 5th meeting** to the end of the sentence.

Same page under 4.Heavy Construction: first line change the word **a** to **the**.

Page 2 first paragraph third line down, last sentence change the word would to **was**;

Same page, third paragraph down add **regarding narratives** at the end of the second sentence.

Motion made by Vice Drew to accept the minutes as amended. Seconded by Butch Morin. All in favor. None opposed. Motion carries.

4. Heavy Construction Regulations:

Vice Drew presented information on Stump Dumps from the Environmental Fact Sheet, Department of Environmental Services located in Concord New Hampshire and New Hampshire Code of Administrative Rules. After discussion the board decided to use:

Off-Site Stump Dumps

No permit shall be required to bury stumps and tree parts thereof received from off-site locations provided that:

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(a) The burial site is

- (1.) At least 75 feet from any water supply well:
- (2.) At least 25 feet from any property line: and
- (3.) At least 4 feet above the seasonal high groundwater table.

(b.) The stumps and tree parts thereof are buried in a manner as to preclude the development of sink holes and erosion of cover materials, and to otherwise be protective of the environment, public health and safety: and

(c.) A notation is recorded in the chain of title for the property on which the burial site is located, to include the following information:

- (1.) A statement that the property has been used for the disposal of stumps and tree parts thereof:
- (2.) The date the disposal activity took place.
- (3.) The location of the burial area(s), with sufficient specificity as to allow an independent third party to locate the area(s); and
- (4.) The estimated quantity of waste disposed on the property.

Board members were given hard copy of the results from the Large Construction Subcommittee and Vice Drew's research on sections located in the Richmond Site Plan Regulations, Subdivision Regulations and Excavation Regulations. The board would like to update areas to encompass Large Scale Construction.

Bonding: Bonding has been addressed in all three governing documents. The Board wasn't sure if the Letter of Credit could be revoked and what would be the best way to legally protect the Richmond. Or can the Letter of Credit be removed from our bonding information. The Board will present the question to the town Lawyer for his opinion. This will be a Regulation.

Pre and Post Inspection by applicant and Road Agent: Record of the Pre and post inspection by the applicant and Road Agent would be the entrance onto the subdivision. Applicant would be required to pay for an engineer for the actual road construction located within the subdivision.

Site Plan Regulations are covered under III Procedure: D and under XV.

Excavation Regulations are covered under B. Reclamation Plan.

Subdivision Regulations are covered under 604 and 701 located under: New Streets specially 701.4 and 605 Construction Supervision. This will be a Regulation.

Load Limits on all Town Roads: Research was done on load limits on roads and to date the only load limits found are in the spring when roads are posted to help with mud season. Load limits are posted on town bridges already. If heavy equipment will be using town bridges and are over weight limit they are responsible to reinforce the bridge for the extra capacity.

Research will be done through DOT for follow up in case the State has load limits available for a base line. This will become a part of the Narrative.

Traffic Control: Traffic Control is addressed only under Excavation Regulations Section XII A Excavation Plan. Mud must be added to this regulation and add this section to Site Plan Regulations and Subdivision Regulations. This will be a Narrative.

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Safety on Town Roads-Must be Automobile usable: At this time none of the Regulations address Safety. Safety on Town Roads and must be automobile usable will be added to all three regulations. This will be both Regulation and Narrative.

Hours of Operation: At this time none of the Regulations address Hours of Operation. Further research will be done to generate wording for Hours of Operation. This will be a Narrative.

Dust and Mud Control: Addressed only in the Excavation XII A and mud must be added to the regulation and regulation has to be added to Site Plan Regulations and Subdivision Regulations. This will be both Regulation and Narrative.

Staging Area: Staging area is address on the Excavation Regulations under section XII Application Submission items, more specifically under A. Excavation Plan. Must also add mud to this regulation. This will be a Narrative.

Site Point of contact for Town-Assigned by Planning Board: At this time Point of Contact is not included in any of the Regulations. Point of Contact will be added to the check lists and in the regulations this will allow the Selectmen to have a person of contact for questions. This will be worded as: On site contact person. This will become a Regulation.

Site Inspection by Town Engineer during Construction Phase. This is listed only in Subdivision Regulations 604 and 701.2. This will be added to Site Plan Regulations and Excavation Regulations. This will be a Regulation.

Blasting: At this time none of the Regulations have provisions for blasting. The original paperwork started by the board will be forwarded to Vice Drew to contact Fire Chief Ed Adkins and discuss what the Fire Department would like to have included.

Notes: Modify bond forms to include town roads. This will be a Selectman issue. Subdivision Regulations 605 should also require as-built plan of subdivision roads.

Left to address would be water and septic system concerns.

5. Other:

Chairman Condon regretfully forwarded the resignation of Loreal Schmidt. Schmidt felt with her schedule at this time she could not make the meetings needed to fulfill her position on the Planning Board. Schmidt will be missed greatly by the Board.

Motion made by Vice Drew to adjourn the meeting. Seconded by Butch Morin. All in favor. None opposed. Motion carries. Meeting adjourned @ 9:05 PM

Respectfully Submitted,

Kandace Mattson