

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

**Town of Richmond
Planning Board Public Hearing**

December 8, 2015

7:00 PM

Planning Board Public Hearing

Members Present:

Lloyd Condon, (Vice Chairman)
Seth Reece (Secretary)
Harry Brake
Norma Thibodeau
Jason MacDonald
Chris Daugherty, Selectman Rep.
Butch Morin, Alternate

Members Absent:

Public: John Bocalini, Jed Pequin, James McWhirk, Richard Drew and Matthew Drew

Meeting called to order @7:05.

Butch Morin seated for Deb Duffy's open seat.

1. Public:

Nothing from the public.

2. Mail:

Southwest Region Planning Commission's monthly newsletter.

3. Boundary Line Adjustment Map 409 Lot 89 & 92:

Proposed boundary line adjustment for Map 409 Lot 89 & 92 both owned by James and Roberta Lucey located 274 Lang Road. Jed Paquin from Paquin Land Surveying, PLLC located in Rindge NH will represent Mr. and Mrs. Lucey.

Mr. Paquin presented to the board a completed and signed subdivision application, owners authorization form for representation, four paper copies of the boundary line adjustment plat, a list of requested waivers, town application fee and a check for USPS to cover the certified returned receipts mailing. Both checks were received at the Nov. 28, 2015 Planning Board meeting. To the best of the Land Use Assistants knowledge this is a completed application.

Motion made by Butch Morin to accept the application as complete. Seconded by Jason MacDonald. All in favor. None opposed. Motion carries.

Jed Paquin walked the board through the application and plats answering questions that were presented to him. It was the board's consensus that a site walk should be scheduled to be sure all pins are properly placed in all corners. Seth Reece agreed to do the walk with Jed Paquin the site walk will occur on Saturday December 12, 2015 @ 7:00 AM at 274 Lang Road. It was agreed that Seth Reece would do the site walk and receive the check for the

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

Registry of Deeds. Seth will connect with Vice Chairman Condon for his signature.

Richmond Subdivision regulations waivers requested:

501.4 - No construction or grading plans are needed. Motion made by Butch Morin to accept the waiver as requested. Seconded by Harry Brake. All in favor. None opposed. Motion carries.

501.5 - No development is proposed to require soil conditions. Lot 89 is undeveloped and will be approximately 20 acres. Motion made by Butch Morin to accept the waiver as requested. Seconded by Norma Thibodeau. All in favor. None opposed. Motion carries.

501.6 - NHDES approval not required both lots will remain larger than 5 acres. Motion made by Butch Morin to accept the waiver as requested. Seconded by Seth Reece. All in favor. None opposed. Motion carries.

501.7 - N/A No development is proposed. Motion made by Butch Morin to accept the waiver as requested. Seconded by Norma Thibodeau. All in favor. None opposed. Motion carries.

501.11 - N/A No roads are proposed. Motion made by Butch Morin to accept the waiver as requested. Seconded by Harry Brake. All in favor. None opposed. Motion carries.

14F - All of the existing property lines affected have been surveyed. The remaining perimeter is shown on the plat based on recorded mapping. Motion made by Butch Morin to accept the waiver as requested. Seconded by Norm Thibodeau. All in favor. None opposed. Motion carries.

14G - Street lines have not been surveyed due to financial hardship. Only the lines affected by the proposed transfer of titles of Parcel A. Motion made by Butch Morin to accept the waiver as requested. Seconded by Jason MacDonald. All in favor. None opposed. Motion carries.

14K - There are no Town boundaries. Motion made by Butch Morin to accept the waiver as requested. Seconded by Seth Reece. All in favor. None opposed. Motion carries.

14M - Street lines have not been surveyed due to financial hardship. Motion made by Butch Morin to accept the waiver as requested. Seconded by Norma Thibodeau. All in favor. None opposed. Motion carries.

14N - Existing street names are shown. There are no new proposed streets. Motion made by Butch Morin to accept the waiver as requested. Seconded by Norma Thibodeau. All in favor. None opposed. Motion carries.

14Q - The Septic system on lot 92 is not shown on the plat. Location is between the log cabin and the shed shown on the plat. Motion made by Butch Morin to accept the waiver as requested. Seconded by Seth Reece. All in favor. None opposed. Motion carries.

14U - No new lots are being created. Motion made by Butch Morin to accept the waiver as requested. Seconded by Harry Brake. All in favor. None opposed. Motion carries.

Motion made by Butch Morin to accept the conditional approval of the Lot Line Adjustment for Map 409 Lot 89 & 92 after the site walk is completed and all pins are in place, Mylar and recording fees for the Registry of Deeds are

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

in hand and final paper copies are in hand. Seconded by Harry Brake. All in favor. None opposed. Motion carries.

4. Richmond Development Community Association:

After a brief discussion the consensus of the Planning Board was to accept and support the proposed ordinance to allow the town residents to weight in with their vote. This could be a step forward for the town of Richmond to have a future corner store back.

“To see if the Town will vote to create a commercial district consisting solely of Map 201, Lot 56, a .86 acre lot known as the Four Corners Store property, for the purpose of developing this property for commercial use as a new general store and gas station, according to design guidelines that retain and support the town’s rural character.”

Public Hearing for the proposed ordinance will be Tuesday December 22, 2015 @ 7:00 PM at the Richmond Veterans Hall.

5. Subdivision Map 407 Lot 007:

Richard Drew presented a proposed subdivision for Map 407 Lot 007 owned by Bruce and Karen Daugherty located at 110 Old County Road. The purpose of the proposed subdivision is to create two residential building lots. Map 407 Lot 07 consists of 20.80 acres before the subdivision. The proposed new lot located on Map 407 lot 07-1 will be 3.0 acres and will be subject to a driveway easement for the benefit of Map 407 lot 07.

The application, abutters list, application fee and certified mailing amount have been submitted. The application has been accepted as completed for filing with the Planning Board. A Public Hearing will be held on December 22, 2015 @ 7:00 PM located at the Richmond Veterans Hall.

6. Minutes of November 24, 2015:

Motion made by Butch Morin to accept the minutes as presented. Seconded by Harry Brake. Four in favor. None opposed. Two abstentions. Motion carries.

7. Blasting Ordinance:

Board has not heard from the Richmond Fire Department on how they would like to proceed.

8. Other:

1. Joint letter to Federal Energy Regulatory Commission (FERC) in reference to the Pipeline from:

Franklin Regional Council of Governments
Northern Middlesex Council of Governments
Southwest Regional Planning Commission
Nashua Regional Planning Commission
Pioneer Valley Planning Commission

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

Berkshire Regional Planning Commission
(See attached)

Motion made by Butch Morin to adjourn. Seconded by Jason MacDonald. All in favor. None opposed. Motion carries. Meeting adjourned @ 8:00 PM

Respectfully submitted,

Kandace Mattson