

**May 10, 2016**                      **Town of Richmond Veterans Hall**  
**7:00 PM**                                      **Planning Board Hearing**

**Members Present:**

- Lloyd Condon, (Chairman)
- Seth Reece (Vice Chairman)
- Jason MacDonald (Secretary)
- Norma Thibodeau
- Loreal Schmidt
- Butch Morin (Alt.)

**Members Absent:**

- Harry Brake
- Chris Daugherty, Selectman Rep.

Public: Richard Drew, Joanne and Gerald Cote.

Meeting called to order @ 7:05 PM

Butch Morin seated for Harry Brake.

**1. Public:**

No one from the public.

**2. Mail:**

Invitation from Southwest Region Planning Commission for their 2016 Annual Meeting scheduled for June 14, 2016. Butch Morin SWRPC Representative for the Richmond Planning Board will be attending.

**3. Subdivision Map 412 Lot 23:**

Richard Drew presented a proposed 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. The present lot consists of 22.0 acres with an existing dwelling built in the 80's and the present septic system is within the wetland setbacks. The proposed subdivision would create a 3.38 acre lot with 257' of road frontage and would include the existing dwelling; the intentions of the owner are to move the septic system back out of the wetlands. The application for the septic has been sent to DES and applicant is waiting for the final decision. The present lot 23 would be 19.0 aces and will request a driveway permit but will not apply for the wetland crossings at this time. The lot is in a strange shape to protect and grant the owner of the larger lot control of the wetlands on the remaining 19.0 acres. The subdivision line follows the top of the bank along the stream and wetlands through out the entire piece of property.

Gerald and Joanne Cote from Map 412-3 and 412-3 came to the public hearing with concerns about the intentions for lot 23. They moved to Fay Martin Road for peace and quiet and seclusion that their lot at the time of purchase provided. Now, the road has been enlarged and the traffic has increased and goes faster then in the past. Richard Drew answered the Cote's question to their satisfaction.

After a brief discussion Land Use Assistant Kandace Mattson deemed this a completed application.

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

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

Site walk date and time will be determined later in the present meeting.

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

Richard Drew presented a second application for a proposed subdivision for Map 412 Lot 22 consisting of 6.21 acres owned by Gerald L and Catherine B St.Pierre located @ 45 Fay Martin Road. The purpose of this subdivision would be to make two residential building lots. The present lot 22 would have 3.17 acres with 446.94' of road frontage. The new lot 22-1 would consist of 3.04 acres with 288.56' of road frontage. Lot 22-1 has applied and received their driveway permit 2016-002D issued on 4.25.16. An application for the septic has been applied for and they are waiting response from DES.

After a brief discussion Land Use Assistant Kandace Mattson deemed this a completed application.

Motion made by Loreal Schmidt to accept the application for Map 412 lot 22 contingent of the septic approval as a completed application. Seconded by Jason MacDonald. All in favor. None opposed. Motion carries.

The board agreed to do their site walk on both Map 412 Lot 23 and Map 412 Lot 22 on Monday May 16, 2016 @ 6:30 PM. The group will meet on Fay Martin Road.

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

A call will be made to SWRPC in reference to their review of Heavy Construction Site Plan Regulations the Planning Board has not heard anything from Southwest.

**6. Minutes of April 26, 2016:**

Top of page: Change Lloyd Condon Vice Chairman to Chairman, Seth Reece Secretary to Vice Chairman and add Jason MacDonald Secretary.

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

**7. Other:**

**1. Eversource Scenic Road Cut:**

Just a notation that the list of trees attached to the Eversource Scenic Road Cut minutes of 4.24.16 is an updated copy sent from David Crane Arborist for Eversource.

**2. Volunteer Dinner head count:**

Head count for the volunteer dinner to be held on Saturday May 21, 2016 @ 4:00 PM at the Richmond

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Pavilion.

**3. International Building Code:**

The request for a check made out to Toadstool has been requested. When in Keene Kim Mattson will pick the IBC Book up and bring it to the next meeting.

Motion made by Seth Reece to adjourn. Norma Thibodeau seconded. All in favor. None opposed. Motion carries.

Meeting adjourned @ 7:40 PM

Respectfully Submitted,

Kandace Mattson