

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

**June 14, 2016**                      **Town of Richmond Veterans Hall**  
**7:30 PM**                                      **Planning Board Hearing**

**Members Present:**

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

**Members Absent:**

Public: Richard Drew.

Meeting called to order @ 7:05 PM

**1. Public:**

Nobody from the public.

**2. Mail:**

None.

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

Continued Public Hearing for a proposed subdivision for Map 412 Lot 23 owned by Norman H Keeney III, Trustee of the Meadow Fields View Horizon Trust located at 70 Tully Brook Road. Location of the land to be subdivided is 15 Fay Martin Road.

Permission has been granted by Norwood Keeney III owner Map 412 Lot 23 to Cardinal surveying and Land Planning of 463 Washington St. Keene, NH to represent the subdivision through the process.

The purpose of the subdivision is to subdivide Map 412 Lot 23 into two lots and define the boundary of Map 412 Lot 24.

Map 412 Lot 23 consisted of 22.9 acres before subdivision and 19.2 acres after subdivision. A driveway permit had been requested and granted on April 18, 2016 by the Town of Richmond but will require action by the NH Department of Environmental Services before construction due to wetland crossings.

The subdivision request will create 2 lots, Map 412-23 which will consist of 19.2 acres and Map 412-23-1 consisting of 3.38 acres with 257.36 feet of road frontage on a class 5 town roads. Presently there is an existing dwelling; the intentions of the owner are to move the septic system back out of the wetlands. An approval for subdivision from the Department of Environmental Services for an individual sewage disposal system design was granted on 7.20.16. The new approval will relocate the present system.

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Richard Drew, Chairman Condon and Butch Morin met for a site walk on Map 412 Lot 23 and Map 412 Lot 23-1 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.

Letter of support for the subdivision from Louis J Hymel III from Orlando Florida replying as the owner and managing partner of Kajoca Realty Holdings LLC (Map 412-4).

With no further questions or concerns waiver requests are presented to the Planning Board. It was the consensus of the board to go through all requests and vote on them once unless there is an issue.

1. **Request for a waiver from 501.4 Grading Plans** as there are no new roads proposed.
2. **Request for a waiver from 501.11 Construction Plans** as no new roads are proposed as part of this subdivision.
3. **Request for a waiver from 501.14J Existing and proposed easements.** There are no existing or proposed easements.
4. **Request for a waiver from 504.14K Town Boundaries.** There are no Town Boundaries present.
5. **Request for a waiver from 504.1R Actual boundaries of all swamps.** Wetlands on the remaining portions of Map 412 Lot 23 were not delineated as the size greatly exceeds the minimum requirement for a building lot.
6. **Request for a waiver from 504.1S Zoning District Boundaries.** Wetlands on the remaining portions of Map 412 Lot 23 were not delineated as the size greatly exceeds the minimum requirement for a building lot.
7. **Request for a waiver from 501.14 U Percolation Tests** as there is an existing leach field no perc test was done.

Motion made by Jason MacDonald to accept all waivers as requested. Seconded by Seth Reece. All in favor. None opposed. Motion carries.

Motion made by Loreal Schmidt to grant the subdivision for Map 412 Lot 23 and Map 412 Lot 23-1. Seconded by Norma Thibodeau. Six in favor. None opposed. One abstention.

Mylar was signed a check for \$51.00 for the registry of deeds.

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

Continued Public Hearing for a proposed subdivision on Map 412 lot 22, owned by Gerald L and Catherine B St. Pierre located on 45 Fay Martin Road in Richmond. Richard Drew from Cardinal Surveying and Land Planning located in Keene presented the board with the last waiver request, Mylar and a check for \$51.00 for the Registry of Deeds.

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Chairman Condon and Vice Chairman Reece sign the Mylar for Map 412 Lot 22 and Map 412 Lot 22-1.

Butch Morin was seated for Seth Reece.

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

June 15, 2016 request was emailed to Lisa Murphy to continue with the review of the Heavy Construction Regulations that towns were asked to address. .

**6. Minutes of May 24, 2016:**

**Page 2, under 5. Subdivision Map 412 Lot 22, 8<sup>th</sup> paragraph down. Change: Motion made by Butch Morin to accept the proposed subdivision as presented.**

**Page 3, Under 6. Heavy Construction Site Plan Regulations:** second line down add a comma after the word withdrawn.

**Under 8.** Discussion n Junk Yard Site Plan, 2<sup>nd</sup> paragraph, 4<sup>th</sup> line. Change the word Give to given.

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

**7. Subdivision Map 412-001 (Prospect Hill)**

Land Use Assistant asked the Planning Board to briefly review a proposed subdivision application for Map 412 Lot 001. The Planning Board received the application from the Town Hall on May 25, 2016.

The proposed subdivision is complicated as the access is a private road coming off Rt. 119 on the Richmond/Fitzwilliam line. This subdivision does not have road frontage on an approved class 4 or 5 roadway as stated in Richmond subdivision regulations or on a legal subdivision road. Prospect Hill road is a private road not a class 6 town road. The entrance road into the proposed subdivision enters through Fitzwilliam from Rt. 119 the road starts weaving between the two towns. There is no evidence in the application that the applicant applied and received approval for the private road from either Town. Land Use Assistant met with Sandra Gillis from the Land Use Office in Fitzwilliam on June 8, 2016 and to her knowledge nothing had been requested. Further research will be done with the Fitzwilliam Selectmen and a letter with results will be mailed to Richmond.

Suggestion to send the information to Southwest Regional Planning Commission for review. Lisa Murphy was contacted on June 13, 2016 and asked to give an approximate cost (\$200-\$300) paid by the applicant and a date when review could be started. Land Use Assistant met with the Selectmen on June 13, 2016 to request permission to use our Town Attorney if the Planning Board wanted to move in that direction.

Town of Richmond will start with Fitzwilliam in reference to any approvals that may have been given as an approved subdivision road and then if needed contact the Town Attorney. The suggestion was not to spend money on Southwest Regional Planning Commission since the road itself could be a conflict.

**8. Other:**

**1. Scenic Road Cut Tully Brook:**

Selectman Daugherty asked about the process for a Scenic Road RSA 231:158 cut on Tully Brook Road for the purpose of paving. The Richmond road agent has slated to resurface the pavement but needs to have 3 trees removed before they begin. The town has tried to contact the land owner with no response. The trees are an 18” hemlock, 18” oak and 24” beech marked with yellow ribbons. The Planning Board will move forward with the process for a Public Hearing. It was decided to move the regular planning board meeting from June 28, 2016 to Thursday June 30, 2016 @ 7:00 PM starting on Tully Brook Road and after the site walk the hearing will move to the Vet’s Hall to be continued.

Motion made by Butch Morin to adjourn the meeting. Seconded by Chris Daugherty. All in favor. None opposed. Motion carries.

Meeting adjourned @ 8:32PM

Respectfully Submitted,

Kandace Mattson