

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

**Town of Richmond
Planning Board Public Meeting**

August 26, 2014

7:30 PM

Richmond Veterans Hall

Members Present:

Richard Drew, Chairman
Norma Thibodeau
Wes Vaughan
Lloyd Condon, Secretary
Butch Morin, Alternate

Members Absent:

Deb Duffy, Vice Chairman
Jon Pratt
Carol Jameson, Selectman Rep.

Public: Hugh VanBrocklin.

Meeting called to order @ 7:32.

Butch Morin seated for Jon Pratt.

1. Public:

Nothing from the public:

2. Mail:

No mail:

3. Minutes June 24, 2014:

Page 1, Under 3. Minutes June 24, 2014: the date should read **May 27, 2014.**

Under 4. Master Plan: second sentence down at end change Land Use to **Planning Board.**

Page 2. Under 7. FEMA discussion: First line add a period after the word presented. The capitalize **The** maps.

Motion made by Wes Vaughan to accept the minutes as amended. Seconded by Norma Thibodeau. All in favor. None opposed. Motion carries.

Minutes Aug. 12, 2014:

Page 2. Under 5. Lot Line Adjustment: second sentence down change the word progress to **process.**

Under 6. Excavation Revocation: Last sentence on page change the word until to **so.**

Motion made by Wes Vaughan to accept the minutes as amended. Seconded by Richard Drew. Four in favor. One abstention. None opposed. Motion carries.

Chairman Drew stepped down and Lloyd Condon started the hearing as acting Chairman. Wes Vaughan was acting Secretary.

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4. Lot Line Adjustment: Map 405-38 and 405-39-1

Motion made by Wes Vaughan to accept the application for Map 405-38 and 405-39-1 as a completed application. Seconded by Norma Thibodeau. All in favor. None opposed. Motions carries.

Lloyd Condon called the Public Hearing for Map 405-38 and 405-39-1 to order.

Applicants are Richard L .Whitney and Michele M Major who have granted authorization for Richard P. Drew to represent them through the lot line adjustment process.

Richard Drew submitted a revised copy of the map; one boundary marker was missing from the original plan. The applicants purchased 15.40 acres Map 405-39-1 running westerly behind their present property. They have requested a lot line adjustment of .035 acres from Map 405 Lot 39-1 to their present home lot Map 405 Lot 38, presently consisting of 1.36 acres.

The remainder of Map 405 Lot 39-1 will remain as one property.

Hugh VanBrocklin an abutter to the property spoke in favor of the lot line adjustment.

Motion made by Butch Morin to close the Public Hearing. Seconded by Wes Vaughan. All in favor. None opposed. Motion carries.

No further discussion.

Motion made by Butch Morin to approve the boundary line adjustment. Seconded by Wes Vaughan. All in favor. None opposed. Motion carries.

Lloyd Condon signed the Mylar as the acting Chairman. Wes Vaughan signed as acting Secretary.

Chairman Drew was seated.

5. Two Lot Subdivision-Boundary Line Adjustment: Map 410-51, 410-52,410-53

Will be tabled unti September 9, 2014 Planning Board meeting.

6. Excavation Regulations:

The Planning Board reviewed Regulations Governing Earth Excavations with intentions of accept the revised regulations for the Town of Richmond.

Page 1, under C. Agricultural Use: first sentence change apiculture to agriculture.

Page 2, change K. Excavating to K. Enforcer means the Board of Selectmen of the Town of Richmond, NH, and then push all definitions up by a letter.

Page 3, All set.

Page 4, under Section VIII: number 4. Check with the State of NH in reference to dimensional stone being added.

Page 5, Under D. Aquifers and Seasonal High Water Tables, under 2. Replace XXX with 4 (four).

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Page 6, All set.

Page 7, under D. Fees: 1) A filing fee for clerical (\$100.00) and reviewers fee of \$100.00 minimum then \$50.00/page for all additional pages. Postage for certified mailing with returned receipt at present postage rates for each abutter, the applicant and any other professionals involved. Advertising fee located in the legal section of the Keene Sentinel will be charged at the current advertising fee.

Section XIII: Application Submission items: First paragraph, third line down change Planning Board to Town Hall during regular business hours. Then same paragraph last line change 1”=100’ to 1”=50’

Under A. Excavation Plan: 4. Add: Property lines shown on the excavation plan must be certified by a licensed land surveyor.

Page 8. Under 20. Check with State of NH about this section and what it is for?

Add 22. Periodic professional engineer inspections at the applicant’s expense are required by the Planning Board. Timeframe for such inspections will be determined at time of permitting.

Additional Excavation check list items from the Town of Richmond Excavation Checklist adopted 11.08.2006 will be added.

Page 9. Additional Reclamation check list items from the Town of Richmond Excavation Checklist adopted 11.08.2006 will be added.

Page 10. All set.

Supporting applications and checklist:

1. Excavation Application:

The Planning Board Excavation Application approved 11.06.2008 was compared to the new version. The Planning Board mutually concurred that the newer version submitted was more complete.

2. Excavation Permit:

The Planning Board addressed the Excavation Permit to be posted at the Excavation Permit site during the excavation and reclamation is underway. It was mutually concurred that the newer version submitted was more complete.

3. Excavation Policy:

The Planning Board reviewed the Town of Richmond Excavation Permitting Process Policy adopted 10.01.2013. It was mutually agreed to keep the present Policy in place.

4. Excavation Permit Form and Excavation Status Form:

Both forms were created in 2013 to improve communications between the applicant, Board of Selectmen and the Planning Board.

The forms were created to help track reports and inspections. A copy would be kept in the applicants file at the Town Hall, one filed with the Planning Board and the applicant would have a copy to be sure inspections and the procedure are timely and accurate. This would help with the reaction time in the future.

Both forms will be added to the final packet for review by the board.

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7. **FEMA discussion:** Will be tabled until Sept. 9, 2014.

8. **Excavation Revocation:** Map 405-086

The excavation revocation for Map 405-086 will require all abutters to be notified. The time allowed after the Planning Boards August 12, 2014 decision would not have left enough time to satisfy the 10 day notification period. The Board discussed moving the Public Hearing to their September 9, 2014 for Map 405-086 which would give 11 days.

The Board requested that the Town Attorney and State representative be contacted for attendance.

9. **Master Plan:** Will be tabled until Sept. 9, 2014.

10. **Subdivision Checklist update:** Will be tabled until Sept. 9, 2014.

11. **Other:**

1. Lloyd had contacted local business to present a Solar/alternative power informational discussion for the Planning Board members for Sept. 9, 2014. He will contact the business and try to reschedule the meeting for the Sept. 23, 2014 meeting. Items the Planning Board would like to address included, if grounds that are present could be used and the power guided to a different location? Cost and feasibility? Older buildings with slate roofs?

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

Meeting adjourned @ 9:00 PM.

Respectfully submitted:

Kandace Mattson

Attachments: