

**Town of Richmond**  
**Planning Board Site Walk Map 202 Lot 045**  
**Map 202-045**

**April 25, 2019**

**6:00 PM**

**Veterans Hall**

**Members Present:**

Stacie Maillet (Chairman)  
Doug Smith (Secretary)  
Lloyd Condon, (Vice Chairman)  
Butch Morin (Alt.)  
Jed Butterfield (Alt.)

**Members Absent:**

Jason Macdonald  
Seth Reece  
Richard Drew

Public Hearing called to order @ 6:03 PM.

Butch Morin seated for Seth Reece.  
Jed Butterfield seated for Richard Drew.

This is the continuation of the Public Hearing for Map 202 Lot 045 in regards to a proposed Site Plan for a commercial garage within the residential zone located at 49 Athol Road owned by Mark and April Beal.

The Planning Board started their walk from the edge of Rt. 32 along the north side of the property line abutting Map 202 Lot 046. The first indent on the plan shows two cars parked nose to tail, the present parking has 2 cars parked side by side. The second indent had two cars parked nose to tail and the proposed plan shows 2 cars side by side. It was unclear if the boundary line consisting of boulders required by the Richmond Zoning Board were in place at this time.

Walking along the north side toward the garage there has been no boulders placed according to the Zoning Board's Notice of Decision. Through measuring it was determined that the boulders along the north side have not been placed correctly at the determined 18 foot area allowed along the North side of the garage to prevent further encroachment to the wetlands. Grading and leveling of the area has taken place in the wetland setbacks/boundary line of 25 feet. There were vehicles parked in the setback area and a newly constructed canvas shelter. No reseeding has taken place.

Walking along the West side (rear) of the building abutting Map 202 Lot 043, it appears nothing has been moved. The pile of debris consisting of an old refrigerator, mattress spring and so on taken from the abutters property line setback are still on the property. Building debris and an area to work on cordwood show signs of continue use with the wetland setback of 37 ½ feet. No boulders have been placed to accommodate the 37 ½ foot wetland setback as agreed upon with the Richmond Conservation Commission and Richmond Zoning Board as part of the Notice of Decision to prevent encroachment. No reseeding has taken place. Please see mitigation plan designed by Sharon Monahan, Certified Wetland Scientist, Peterborough, NH dated 11.26.2018.

Walking along the south side of the property abutting Map 202 Lot 044 suggested reclamation plan by Sharon Monahan Certified Wetland Scientist has not taken place. The loose fill is in place and no boulders have been placed to prevent encroachment on the wetland. This was agreed upon by the Richmond Conservation Commission and the Richmond Zoning Board of Adjustments as part of the Notice of Decision.

The carport appears to have had some work done on the roof with new construction material. According to Mr.

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Beal it was slated to be done and he has had the roofing but never put it on. Storage of flammable liquids are located outside of the garage in the carport along with oils used for the furnace to heat the garage. The Board asked to view the spill kit and Mr. Beal went into the garage and brought it out for the board. It appeared that it was a complete kit. The board requested access to the garage for the health, safety and welfare of the residents but were denied by Mr. Beal. After a brief discussion it was determined that the board wasn't sure if they could request access for the proposed site plan but if they could a second site walk would be conducted. The board was only interested in the information contained in the Notice of Decision by the Richmond Zoning Board of Adjustment. At this time Mr. Beal willingly allowed the Planning Board access to his garage. The Planning Board were only concerned in the Best Management Practices Rules Part Env-Wq 401 according to the Notice of Decision from the Richmond Zoning Board of Adjustment and recommended by the Richmond Conservation Commission.

Outside lighting at this time consisted of a motion spotlight in the front of the garage facing Rt. 32 and a small light on the human door in the back run by a switch. No other outdoor lighting is proposed or planned in the future.

At this time there were no other questions from the Planning Board members.

Motion made by Butch Morin to continue the Public Hearing at the next Planning Board meeting of May 7, 2019 at 7:30 PM located at the Richmond Veterans Hall. Seconded by Vice Condon. All in favor. None opposed. Motion carries.

Meeting adjourned at 7:30 PM.

Respectfully Submitted,

Kandace Mattson.