

**Zoning Board of Adjustment Site Walk  
Richmond Veterans Hall**

April 13, 2023

5:30 PM

**Members Present**

Mark Beauregard, Vice Chairman  
Lloyd Condon  
Antoinette Cincotta  
Robert Gow, Alternate  
David Bryan, Alternate

**Members Absent**

Pubic: Christopher Guida- State of NH Certified Wetland Scientist, Paul Shaver, Lisa Treager, Kim DeMasco.

This was a joint site walk with the Richmond Conservation Commission.

**Members Present**

Chairman Jeff Taylor  
John Randall  
Gary Hebert

**Members Absent**

Richard Drew  
Andy Powers

Chairman Tague call the site walk hearing to order at 5:34 PM  
Gow was seated for Condon.

The present Map 407 Lot 86 consists of 24.90 acres. The application is asking to subdivide Map 407 Lot 86 into 3 parcels. Map 407 Lot 86 is the present mother lot with the existing home would have 4.58 acres with 250 feet of road frontage on Monument Road. The proposed second lot Map 407 Lot 86.1 would have 5.949 acres with 235.56 feet of road frontage on Monument Road. The proposed third lot Map 407 Lot 86.2 would have 14.89 acres with 325 feet of road frontage on Rt. 119 (Fitzwilliam Road).

Guida will address criteria needed under Article 11: Zoning Board of Adjustment, under 1105 Special Exceptions more specifically 1105.1 General Provisions. Both Lots 86.1 on Monument Road and 86.2 on Rt. 119 (Fitzwilliam Road) would need a proposed Special Exception from Article 6: Wetland Conservation District, under 604 Special Exceptions more specifically 604.1 for wetland setbacks. Both lots would be required to receive State of NH DES approval for the wetland crossing.

Guida from Fieldstones started the Northwest corner of the Map 407 Lot 86.1 located on Monument Road. The site for a proposed driveway could have 3 different possibilities. The boards were located at the Southeast corner of the lot which seemed to be the best spot for the proposed driveway entrance. The boards were in agreeance to begin the walk on the Northwest corner near a culvert. This location was the best to see the full extent of the wetlands and their location in reference to the proposed driveway entrance. The wetland area was delineated. From the roadside looking down into the exit pipe of the culvert from under Monument Road running West to East it appeared dry giving the impression this was a seasonal runoff.

The property line had a little jog to the right to achieve the town setbacks for the garage and circular driveway located on Lot 86. The group continued in a Southeast direction along the wetland. At the wetland crossing site of the first proposed culvert. This wetland was presently slightly soggy and had slightly moving and standing water. Guida mentioned that a 15- or 24-inch culvert would be used but would be left up to the State of NH

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DES recommendations. The area seems to have a lot of ledges creating seasonal water flow and nothing for the wetness to soak into.

The house lot itself was about 500 feet East located in a flat area on a knoll. The proposed driveway follows as close the abutters property line to the south to minimize the impact on the wetland setback.

Closer to the building lot there is a second swale in need of an additional culvert for the driveway. This location is closer to the building lot and appeared to contain more runoff than the first culvert site. The thought is a 15- or 24-inch culvert.

Both crossing will provide for Aquatic passage. Both crossing have not shown signs of passing Aquatic life, but the pipe will allow for it.

The ZBA and ConCom walked back toward the West to Monument Road and came out in the Southwest corner where the groups met.

The group drove to Rt. 119 to walk Map 407 Lot 86-2.

Upon arrival the group walked to the next crossing. This crossing was actively flowing and would require a 30-inch culvert. DES usually requires a larger culvert for this kind of water flow and the size will be determined. This culvert will allow for Aquatic passage as well.

Erosion control will be needed due to the loose soils located on the uphill slope to the building lot. Guida told the boards that the top of the slope is due to have roughly 8 feet removed to allow for a flat area for the house lot. It was agreed that 8 feet would make a difference in the slope, but the soil was still loose.

At this time the Conservation Commission was done with their walk and discussion on how quickly the ZBA needed their recommendations. There were two other Commission members who would do the walk on their own. It was decided mutually that the Conservation Commission could meet at their regular meeting on May 4, 2023 and have their written recommendations to the ZBA before their next meeting on May 10, 2023 at 7:00 located at the Veterans Hall.

Chairman Tague continued the ZBA site walk to the Veterans Hall for discussion.

Meeting was resumed at the Veterans Hall. Chairman Tague asked about working on the Findings of Facts. Currently recommendations from the Conservation Commission were not available and additional members of the Commission would walk the lots.

It was decided to continue the Public Hearing to the next scheduled ZBA meeting on Wednesday May 10, 2023, at 7:00 PM located at the Veterans Hall.

Public Hearing continued to May 10, 2023, at 6:49 PM.

Respectfully submitted,

Kandace Mattson

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