

Town of Richmond
 Planning Board Public Meeting/Hearing
 Taylor-Van Brocklin Building

January 6, 6:00 PM

Final

Member Present	Member Absent
Doug Smith (Chairman)	
Lisa Traeger (Secretary)	William Daniels (Alt Selectman Rep)
Doug Bersaw (Selectman Rep)	Lloyd Condon (Alternate)
Greg Butko	Andrew Seamans (Alternate)
Brad Grinstead	Kim DeMasco (Vice Chairman)
	Joe Norman

Public: Charles Lawrence, Sheila Blair, Sandra Alvill, Jonathan Bloom, Mark Lanen, Susan Lanen, Marsha Garone, Jonathan Bafundi,

Public Meeting called to order at 6:01 PM By Doug Smith.

- 1) Mail: No Mail
- 2) New business:
- 3) Hearing: Called to order at 6:04
 - a) Mr. Jonathan Bafundi presented an application for a three-lot subdivision for Mr. Jeffrey Hertel Subdivision on Turnpike Road Map 409 Lot 66
 - i) Public Comments included but not limited to:
 - i. Deed restriction on first lot carries with the property and prohibits building within that area. Lot 66 and is identified.
 - ii. Property has been logged no housing planned at this time
 - iii. Dimensional lot box of 250' X 250" must be added. Mr. Bafundi will add before finalization.
 - iv. Road improvement discussion.

Doug Bersaw motion to close Hertel subdivision hearing, Seconded by Brad Grinstead.
 Traeger: Yes, Grinstead, Yes: Bersaw, Yes: Butko, Yes: Smith, Yes. Motion Carries. Hearing Closed 6:33PM.
 - b) Hearing: Called to order at 6:34PM
 - i) Charles Lawrence of Lawrence Survey was present for Mr. John Latino and Mr. Richard Elie with an application for a lot line adjustment. Map 408 Lot 39 and Lot 39-1.
 - i. Public Comments included but limited to:
 - a. Mr. Lawrence verified the deed restriction allowed for a one lot subdivision breakoff and that this request was to add additional land from the original property to the currently approved subdivision and was not in violation. Potential purchaser requested additional acreage; this is not an additional subdivision.

- b. Request for demonstration of prior pins per 504.L vs request new survey. Lawrence discussed pin derivatives via deeds and surrounding properties prior surveys. This is consistent with RSA 478:1-a Recording of Plats. – (b) A lot-line-adjustment or site plan depicting existing parcels defined by legal descriptions contained in deeds, grants, or other legal documents.

Doug Smith made the motion to close public hearing at 6:41PM: Bersaw seconded the motion: all in favor. Traeger: Yes, Grinstead, Yes: Bersaw, Yes: Butko, Yes: Smith, Yes. Motion Carries. Hearing Closed 6:41PM.

4) Old Business.

a) Discussion Mr. Jeffrey Hertel Subdivision on Turnpike Road Map 409 Lot 66

- i) 501.6. Subdivision approval from New Hampshire Water Supply and Pollution Control. (Septic) Nothing less than 5 acres; no septic systems installed: Motion to approve waiver was made Bersaw, seconded by, Grinstead; Traeger: Yes, Grinstead, Yes: Bersaw, Yes: Butko, Yes: Smith, Yes. Motion Carries. waiver granted.
- ii) 504.1.G Central angles, radius, and length for all street line curves street centerline curves. No new roads are proposed. Bersaw motion to approve waiver, Butko seconded. Traeger: Yes, Grinstead, Yes: Bersaw, Yes: Butko, Yes: Smith, Yes. Motion Carries. waiver granted
- iii) 504.1.K Town Boundaries No Town boundaries Motion to approve waiver was made by Bersaw, seconded by Grinstead; Traeger: Yes, Grinstead, Yes: Bersaw, Yes: Butko, Yes: Smith, Yes. Motion Carries. Waiver granted.
- iv) 504.1.U Location of percolation tests and results, 4000 square foot septic area, and location of the protected well radius on the subdivision and abutters lots; no lot less than 5 acres; no septic systems installed. Motion to approve waiver was made by Bersaw, seconded by Greg Butko,; Traeger: Yes, Grinstead, Yes: Bersaw, Yes: Butko, Yes: Smith, Yes. Motion Carries. waiver granted.
- v) Traeger made a motion to approve the application with the condition the 250' X 250' lot block be added to final mylar and plot identified. Greg Butko seconded, Vote: Traeger: Yes, Grinstead, Yes: Bersaw, Yes: Butko, Yes: Smith, Yes. Motion Carries. Application approved with condition.

b) Discussion Lawrence /Latino/ Elie Bullock Road Map 408 Lot 39 lot line adjustment.

- i) 501.4. Plans of proposed subdivision, including 4 copies of the plat and construction plans conforming to 504.2, grading plans Conforming to 504.3 No proposed Roadway construction. Motion to approve waiver was made Smith, seconded by, Grinstead; Vote Traeger: Yes, Grinstead, Yes: Bersaw, Yes: Butko, Yes: Smith, Yes. Motion Carries. waiver granted.
- ii) 501.6. Subdivision approval from New Hampshire Water Supply and Pollution Control. (Septic)Nothing less than 5 acres: Motion to approve waiver was made Traeger, seconded by Butko; Traeger: Yes, Grinstead, Yes: Bersaw, Yes: Butko, Yes: Smith, Yes. Motion Carries. waiver granted.
- iii) 501.7 Driveway Permit from Department of Transportation (DOT) or Town of Richmond. No new driveway requested, existing driveways have already received permit approval. Motion to approve waiver was made Smith, seconded by, Butko; Traeger: Yes, Grinstead, Yes: Bersaw, Yes: Butko, Yes: Smith, Yes. Motion Carries. waiver granted.
- iv) 501.11. Conditions on adjacent land; approximate direction and gradient of ground slope, and character and location of buildings within 50'.) Survey of entire parent lot was not performed and therefore locations of existing conditions beyond the proposed lots were not

located by surveyor. Motion to approve waiver was made by Bersaw; seconded by Butko; Vote Traeger: Yes, Grinstead, Yes: Bersaw, Yes: Butko, Yes: Smith, Yes. Motion Carries. waiver granted.

- v) 501.13. Required National, State and Local laws conforming to Article 6 section 601. Project does not include any new proposed road construction or new easements. Motion to approve waivers was made by Doug Smith, seconded by Greg Butko, Vote Traeger: Yes, Grinstead, Yes: Bersaw, Yes: Butko, Yes: Smith, Yes. Motion Carries. waiver granted.
 - vi) 504.1.K Town Boundaries No Town boundaries Motion to approve waiver was made Smith, seconded by Traeger; Traeger: Yes, Grinstead, Yes: Bersaw, Yes: Butko, Yes: Smith, Yes. Motion Carries. waiver granted
 - vii) 504.1.L Monuments, iron pins, and other survey markers, existing or proposed. Survey of entire lot was not performed but were derived for referenced plans and deeds of abutting properties, therefore locations of existing monuments beyond the proposed lots were not located by the surveyor. (Note: per RSA 478:1-a Recording of Plats. – (b) A lot-line-adjustment or site plan depicting existing parcels defined by legal descriptions contained in deeds, grants, or other legal documents) Motion to approve waiver was made Smith, seconded by Traeger; Traeger: Yes, Grinstead, Yes: Bersaw, Yes: Butko, Yes: Smith, Yes. Motion Carries. waiver granted
 - viii) 504.1.U Location of percolation tests and results, 4000 square foot septic area, and location of the protected well radius on the subdivision and abutters lots; no lot less than 5 acres. Motion to approve waiver was made by Smith, seconded by Bersaw,; Vote Traeger: Yes, Grinstead, Yes: Bersaw, Yes: Butko, Yes: Smith, Yes. Motion Carries. Waiver granted.
 - ix) Smith made a motion to approve the application for a lot line adjustment Greg Butko seconded, Vote: Traeger: Yes, Grinstead, Yes: Bersaw, Yes: Butko, Yes: Smith, Yes. Motion Carries. Motion approved, Application approved.
- c) It was noted for future agendas please place any discussion items based on an expedited hearing remain as first item under old business.
 - d) Room capacity was questioned; It was reported the Fire Chief Rob Skrocki rated the board room at the TVB Building for 26-person capacity. Actual body count at the last meeting was 21 per sign-in sheet and minutes inclusive of board members.
 - e) Subdivision Regulation Amendments
 - i. Per request from Chair, at last Regulation Hearing on proposed road changes 701.19 and 701.20, the board received two memos for further consideration from Dick Drew and Catherine Willett. Further discussion by the board will be tabled until the next meeting to allow board to review.
 - f) Discussions proposed for a later date to include reduced lot size to 2 acres or less, reduction of 250' road frontage, opening back lots for building and review of cluster development.
 - g) Motion to accept minutes as written for December 18, 2025, made by Doug Bersaw, seconded by Traeger. All in favor, minutes accepted as written.
 - h) Discussion/review of the proposed Report from the Planning Board Chair for inclusion in the Annual Report.

- i) The Zoning Ordinance book update is still on hold until the numbering issues are fully researched.
- j) Master Plan Survey Results review continued. The Board has reviewed results through question 22. The Board will continue to review these results over the next few weeks.

5) Other.

- a) Motion to adjourn by Doug Bersaw; seconded by Doug Smith, all in favor, motion carried.
Meeting adjourned 8:08,

Respectfully Submitted,
Lisa Traeger