

Town of Richmond
Planning Board Public Meeting
June 20, 2023 7:00 PM Veterans Hall
Final Revised

Members Present:

Doug Smith (Chairman)
Jed Butterfield (Vice Chairman)
Lisa Traeger
Lloyd Condon (Alternate)
Karen O'Brien (Alternate)
William Daniels (Alt. Selectman's Rep)

Members Absent

Kathryn McWhirk (Secretary)
Stacie Maillet
Kim DeMasco
Doug Bersaw (Selectman's Rep)

Public: Christopher Guida- State of NH Certified Wetland Scientist with Fieldstone, Charlene Shaver, Paul Shaver, Mark Cullen, Susan Perry, Lenny Soloman, Antoinette Cincotta

Meeting called to order at 7:05 PM.

Condon seated for McWhirk. William Daniels seated for Doug Bersaw, O'Brien seated for DeMasco.

Introduction of all board members and the public.

1. Public:

No one from the public to speak.

2. Mail:

No mail.

3. Map 407 Lot 86: Three Lot Subdivision:

Application is complete other than a waiver for Subdivision Regulation 501.11 Construction Plans if any new roads are proposed. There are no new roads planned and Guida was asked to email a waiver for 501.11.

Motion made by Condon to accept the application as complete pending a construction plan waiver. Seconded by O'Brien. All in favor. None opposed. Motion carries.

Public hearing called to order at 7:13 PM.

Chairman Smith asked for Christopher Guida, State of NH Certified Wetland Scientist and Surveyor from Fieldstone Land Consultants located in Milford, NH to present the application for Map 407 Lot 86.

This is a Proposed three lot subdivision for Map 407 Lot 86 owned by Charlene and Paul Shaver at 44 Monument Road in Richmond, NH.

Guida explained briefly that he appeared in front of the Planning Board and followed the board's recommendation to apply for a variance from Article 4 more specifically 405.1 Lot Frontage and Yard

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

Requirements for proposed Map 407 Lot 86.1. The lot is 14.44 feet shy of the required 250 feet of road frontage. Guida also requested Special Exceptions for the proposed Map 407 Lots 86.1 and 86.2 from Article 6 Wetland Conservation District under 604 Special Exceptions. The Richmond Conservation Commission approved the wetland crossings with recommendations dated May 4, 2023. The Variance and two Special Exceptions were approved by the Zoning Board of Adjustment at the May 10, 2023, by majority vote.

Guida handed the board members a small color coded map with Test pits, 250' square, wetlands, and lot lines. The existing house Map 407 Lot 86 has 4.058 acres and 250' of road frontage at 44 Monument Road. The proposed Map 407 Lot 86.1 has 5.949 acres and 235.56' of road frontage located on Monument Road. The proposed Map 407 Lot 86.1 has 14.897' acres and 325' of road frontage located on Rt. 119. Driveways on lot 86.1 has an application ready for the Town of Richmond for the driveway from Monument Road. Lot 86.2 has an approved driveway permit from the State of NH off Rt. 119.

The board was asked if they had any questions and there were none.

The public was asked if they had any questions. Mark Cullen who owns the Map 407 Lot 83 abutting the proposed lot 86.2 on Rt. 119 asked about the corner marker on the corner of the two lots along Rt. 119. Cullen requested that the line should be located, and a pin should be put in place. All pins will be in place for the Planning Board site walk. Guida would ask the person who sets pins if they would set a pin in the corner along Rt. 119.

Question about the old road that runs between Map 407 Lot 86 and the proposed lot 86.1. Guida explained that there are two stone walls that run on either side of the two properties and when the road was abandoned the road was split with half of the road going to the abutting landowners.

With no further questions. Site walk was set for June 30, 2023, at 8:00 AM. to meet at 44 Monument Road. Three members will attend and bring their findings back to the rest of the Planning Board.

Public Hearing was continued to June 30, 2023, at 8:00 AM located at 44 Monument Road.

The next scheduled meeting for the Planning Board is on July 4, 2023. It was decided by the board to change their July 4, 2023, meeting/hearing to July 6, 2023, at 7:00 PM located at the Veterans Hall.

Motion made by Traeger to change the July 4, 2023, Planning Board meeting to Thursday July 6 at 7:00 PM located at the Veterans Hall. Seconded by Chairman Smith.

All in favor. None opposed. Motion carries.

Vice Butterfield stepped down and left the meeting at 7:45 PM.

4. Old Business:

1. Minutes May 2, 2023, Final Revision:

Motion made by Daniels to accept the amended minutes of May 2, 2023 as the final revision. Seconded by Chairman Smith.

Three in favor. Two abstentions. None opposed. Motion carries.

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Minutes May 16, 2023, Final Revision:

Motion made by Chairman Smith to accept the May 16, 2023, minutes as presented for final revision
Seconded by Condon.

Three in favor. Two abstentions. None opposed. Motion carries.

Minutes June 6, 2023:

Motion made by Condon to accept the June 6, 2023, minutes as amended. Seconded by Chairman Smith.
Three in favor. Two abstentions. Motion carries.

3. Rules of Procedure: Update Rules of Procedure.

Discussion to take page C-5 of the 2022 NH OPD Public Hearings and add numbers 6-13 to the Richmond Rules of Procedure under Public Hearings. Sections 6-13 will become Richmond Rules of Procedure under Public Hearings numbered 5-12.

4. Master Plan: Copies for review by the board.

Suggestion was made to copy the sections that pertain to each board, committee or commission and give them time to update and give recommendations.

No further discussion. Tabled to later date.

5. Definition of Structure:

Tabled to later date.

6. New Business

1. Other:

With no further business in front of the board.

Motion made by Condon to adjourn. Seconded by O'Brien. All in favor. None opposed. Motion carries.

Meeting adjourned at 8:44 PM

Respectfully Submitted,

Kandace Mattson