

Planning Board Meeting
December 20, 2016

Present: Chair Sean Leary, Selectman Rep. Mike Darcy, Dorianne Almann, Morris Klein, Zeb Hildreth, Megan Bassett and CDC Kathryn Lynch were present. Highway Supt. Frank Podlenski and Water/Sewer Supt. Dennis Nadeau were also present. Stefan Zielonko and Alternate Tom Woodbury were excused. The applicant and one member of the public were present.

6:30 pm: Selectmen Rep. Darcy swore Megan Bassett in as a Planning Board member. Selectmen Rep. Darcy made a motion to approve the minutes as amended for 11-15-16. He was seconded by Ms. Almann. The motion passed unanimously.

6:35 pm: Chair Leary called the meeting to order read the Agenda for the Continued Application for Minor Site Plan Development Review submitted by Gary A. Robinson, tax map 29 lot 34-1, 286 Monument Rd., in the Rural Agricultural District, applicant proposes alteration or installation of storm water drainage system. Selectmen Rep. Darcy made a motion to accept the application. He was seconded by Megan Bassett. The motion passed unanimously. Chair Leary asked for Mr. Robinson to explain his storm water drainage system. Mr. Robinson passed out information to the Board and to the Superintendent's present.

Supt. Podlenski explained that he was concerned when he drove by 286 Monument Rd. and saw a 15" culvert coming into the town's catch basin. He explained that this particular catch basin is not in the best shape. He wishes that Mr. Robinson would have gone through the proper procedure and come to the Planning Board prior to construction. Supt. Podlenski commented that if there is so much water in the back of his property, how did he get septic approval.

Supt. Nadeau explained that he has no issue with the drainage but it's just in the wrong area, not the place for it. He explained that the pipe comes across the water service line for the MH at 14 Oxbow Rd. It is also very close to a fire hydrant. This hydrant already has problems and the town has to put chemicals in it throughout the winter so it discharges properly. Supt. Nadeau explained that these are all things that would have been taken care of prior to construction if Mr. Robinson would have gone through the proper procedure and applied to the Planning Board first. Then the Planning Board would have asked for Department Head comments and these issues would have been addressed.

Mr. Robinson explained that he did not know that he needed to apply to the Planning Board prior to construction. He is a contractor and has worked in towns doing this very same project and has never had to apply for permission. He explained that the water flow has not changed.

Chair Leary explained that Supt. Nadeau is responsible for the water lines and he needs to make sure that proper procedure is followed so problems do not arise.

Ms. Almann asked Supt. Podlenski about the catch basin not being in the best shape, and where it is. (The basin is at the end of Oxbow Rd. and it's not in the best shape because it hasn't been replaced since before he was hired). She asked Supt. Nadeau how far away is the culvert pipe from the fire hydrant. (It is 5' from the center of the hydrant). She asked Mr. Robinson why he chose a 15" pipe. (It was on sale).

Mr. Klein commented that according to the map that Mr. Robinson submitted the drainage seems to go into the abutting lot. (That map was created by my engineer, the drainage is on my lot).

Selectmen's Rep. Darcy asked Mr. Robinson if there was a reason he constructed this project without asking permission. (I didn't think I needed to).

Ms. Bassett asked Supt. Nadeau if there is a better place for the pipe. (The other side of the hydrant).

Chair Leary asked how do we make this work. (Supt. Podlenski commented that he and Supt. Nadeau should look at the site. Most likely the pipes location will need to be changed so the swale is directed

further uphill).

Selectmen's Rep. Darcy asked when the site should be looked at since snow has fallen and frost is in the ground. (Supt. Podlenski commented that the best time to look at the site would be in the spring. In his opinion any problems that occur in the meantime Mr. Robinson should be held responsible for).

Selectmen's Rep. Darcy explained that there is a timeline from the moment an application is accepted by the planning board. The board has 65 days to either approve or deny the accepted application. In his opinion this application will be denied. He suggested either Mr. Robinson withdraw his application or have it be denied tonight. Then in the spring Mr. Robinson should consult with Superintendent's Podlenski and Nadeau. He should then submit a Site Plan Application to the Planning Board.

Mr. Robinson explained that he felt this was fair and that he wishes to withdraw his application.

Selectmen Rep. Darcy made a motion to accept the application as withdrawn with the understanding that Mr. Robinson will contact Supt. Podlenski and Supt. Nadeau in the spring and a new site plan will be submitted to the Planning Board. He was seconded by Ms. Almann. The motion passed unanimous.

Board Business:

Chair Leary explained that in the near the future the Board should consider discussing their vision and goals. The Board agreed this should be done soon.

Selectmen Rep. Darcy explained that recently the ZBA granted a variance. He feels that the criteria were not considered. Board discussion on this matter. CDC Lynch will contact Attorney Ratigan to see if he could come for an informational session with the Land Use Boards.

CDC Lynch explained that the Warrant Article dates need to be determined. Board discussion on this subject. The dates approved are January 17th and 30th at 6:30pm.

With no other business to discuss, Selectman Rep. Darcy made a motion to adjourn. He was seconded by Ms. Bassett. The motion passed unanimously and the meeting ended at 8:00 pm.

Respectfully submitted,

Kathryn Lynch