

Planning Board Meeting – Site Walk 27 Northfield Rd.
June 1, 2016

Present: Selectman Rep. Mike Darcy, Chair Sean Leary, Dwight Smith, Zeb Hildreth, Dorianne Almann, Alternate William Nebelski and CDC Kathryn Lynch. Morris Klein and Stefan Zielonko were excused. The applicant was present.

6:30 pm: Chair Leary called the meeting to order.

Mr. Hodge explained that since the Planning Board Meeting he was approved for a Driveway Permit to be used as a commercial drive from NHDOT.

Board discussion and questions:

The Board measured 10' from the property line. It was explained that the roof line of the building and or building should be 10' from the property line, otherwise it is within the setback and would require a variance. The building is currently one foot from the property line. The applicant explained that the building can be moved forward. When the building is moved forward out of the setback the Board felt that it will be very to the driveway. The Board was concerned for the patron's and wondered where they would stand if the building is moved closer to driveway.

The Board was concerned with the parking area. It is currently dirt and when it rains it would be very muddy. The applicant explained that shur-pak will be put down. He would like to wait to put the shur-pak down until he finds out if any water lines need to be installed.

Will there be need for a water hookup. The applicant explained that the cost of a hook up is about \$6000, so he would rather try a RV hook up. The Board explained that he would need to contact Dennis Nadeau to confirm this use.

The property will have parking for up to 15 cars and overflow parking could be put on the front lawn. There will be a handicap spot closest to the building.

The front yard is currently fenced in with picnic tables for seating. The Board measured from center line of Rt. 63 into the lot at 27 Northfield Rd. The Driveway Permit states that the ROW (right of way) on that section of roadway is 33' from center line. The fence and picnic tables will need to be moved out of the ROW. The Driveway Permit states "no structures, including buildings, permanent or portable signs, lights, displays, fences, walls, etc. shall be permitted on, over or under the Highway Right of Way. No Parking, catering or servicing shall be conducted with the Highway Right of Way".

The Board read the Driveway Permit and had another question. The Permit states "This permit authorizes a paved access to be used as a Commercial drive". The Board questioned if authorizes means requires and asked CDC Lynch to inquire with NHDOT.

The Board wanted clarification from NHDOT if the State is not liable who would be. CDC Lynch will inquire with NHDOT.

The applicant explained that he would like to put a path down his land to give people access to his property off the road. The Board questioned if a path could be put in the State ROW and also since the application only permits one access to the property would a path be considered an additional access. CDC Lynch will inquire with NHDOT.

The Board considered the ZBA's request of a possible crosswalk. The Board discussed a crosswalk would need proper signage from both directions on Rt. 63 due to the curve in the road. The Board also discussed a crosswalk giving people a false sense of security on the road. The Board stood on both sides of Rt. 63 and noticed that some vehicles slowed down but no vehicle made any attempt to stop to let them pass. The Board also noticed that most cars could not see crossers due to the curve in the road and most vehicles were traveling very fast. CDC Lynch would contact NHDOT to inquire about a crosswalk application.

The Board noticed an extension cord from the home to the building. CDC Lynch would ask the Building Inspector if this was code.

With no other business to discuss, Dorianne Almann made a motion to adjourn. She was seconded by Selectmen's Rep. Darcy. The motion passed unanimously and the meeting ended at 7:00 pm.

Respectfully submitted,

Kathryn Lynch