TILTON PLANNING BOARD
Meeting Minutes – February 23, 2010

AGENDA (Approved 4-27-10)

6:30 p.m. Call to Order
Minutes of the January 26, 2010
Correspondence
Other business: Lot Mergers to be signed

6:35 p.m. Case #10-01 Huckins Subdivision & Lot Consolidation. Application is for a two (2) lot subdivision and lot consolidation. Property located at 329 Sanborn Road, Tilton, NH 03276 in the Rural Agricultural District. Tax Map R4 Lot 10 & 11A.

Members Present: Mike Curley - Vice Chair, Deana Cowan, Robert Haberman and Katherine Dawson, Ex Officio

Others Present: Jim Bolduc – LePene Engr & Surveying, Ralph Sellars, Jason Huckins and Roland Huckins. (Augusta Marsh taking minutes)

Meeting:

6:33 p.m. Meeting was called to order. The Vice Chair notes that we do have a quorum present.

Approval of Minutes:

Motion by M. Curley, seconded by K. Dawson to accept the minutes as written and place on file minutes of the 1/26/10 meeting. Motion accepted.

Correspondence:

- LRPC – Draft Coordinated Transit & Human Services Transportation Plan -2010 for Belknap County and portions of Hillsboro & Merrimack Counties.
- Copy of the email Augusta sent to Mike Izard at LRPC to find out the next step required for the Impact Fee.
- 2010 Tree and Shrub Program – Belknap County Conservation District
- The Source – newsletter of the NHDES Drinking Water (Winter 2010)
- LRPC – 2010 Town Meeting NH Public Radio is using its website & broadcast to build public awareness of the issues towns must manage.
- Copy of the signed of the original 2009 LRPC Impact Fee Contract.
- Letter from Helen Hanks to Ben LaBelle, Chairman of the Life Safety Building Study Committee – proposed purchase of land on Rte 132.
- Plan NH – Call for 2010 Design Charrette applications.
- Sustainable Land Development Today (January 2010)

6:35 p.m. Case #10-01 Huckins Subdivision & Lot Consolidation. Application is for a two (2) lot subdivision and lot consolidation. Property located at 329 Sanborn Road, Tilton, NH 03276 in the Rural Agricultural District. Tax Map R4 Lot 10 & 11A.
Motion by M. Curley, seconded K. Dawson to accept the application as substantially complete. Vote taken and approved.

M. Curley notes that there is a letter from Ralph Sellars and Conservation Committee.

Jim Bolduc from Lepene Engr & Surveying. We are working for David C. Huckins to do a subdivision and lot consolidation of the property. The 2 lots are about 13 acres. There is a lot 10 and 11A. The intent is if we are sub dividing out a piece would combine lot 11A of 2.7 acres into lot 10 to make the 13 acre lot consolidation. Then create the subdivision of a smaller lot of 3.37 acres for Jason Huckins.

There are thirteen acres in the Rural Agricultural District having 742 ft of frontage on Sanborn Rd. There is single existing driveway that serves single residents and there are 3 garages. The lot has a water well and septic system.

We are proposing a consolidation to merger lot 11A with lot 10 and subdividing out lot 10A. The remainder lot will be 9.64 acres and new lot will be 3.37 acres which 3.06 acres will be non-wetlands.

We are proposing a 3.37 acre lot which little over 3 acres in not wet. The property has been surveyed by licensed land surveyor to find the boundaries of the original property and the subdivided property. We had a wetlands delineation by a certified wetlands scientist and done a test pit and perk test by a licensed land surveyor. We have identified an area by 4000 sq ft for the location of the septic system. We have asked for a waiver as part of the application that waives the requirement to topography and wetlands delineation done on the 9.46 acre piece.

We have filed for a variance with the ZBA. The variance is for the 75 ft buffer from small isolated wetlands along Sanborn Rd by the stone wall. If we are going to meet the town’s 125 ft setback for the leach field and septic system it would crossover. We are going to hold the state mandate 75 ft septic buffer.

The proposal went before the Conservation Commission last week and there is a letter from them stating that the small wetlands in question will not be impacted by the septic system therefore they see no reason to object to this proposed subdivision. We feel confident that when we go to the ZBA on March 16 that we should get the variance approval.

We have a couple of permits that will still be outstanding after tonight. One is the state subdivision permit and the driveway permit onto Rte 132.

J. Bolduc - What we are asking for tonight is that you provide us with a conditional approval. Conditional upon the variance being approved on March
TILTON PLANNING BOARD
Meeting Minutes – February 23, 2010

16, the state approving the subdivision and the approved driveway permit from DOT.

M. Curley asked Bolduc if this was adequate room for a house and garage.

Bolduc- Yes the 4000 sq ft septic system is adequate.

M. Curley asked J. Bolduc about the letter from Mr. Sellars letter concerning proposed corner where the wetland is and being able to set a bound in there.

Bolduc- We is going to monument the corners.  We typically don’t do this until the subdivision is approved.  Upon the approval of the subdivision we will be setting the entire monument that are necessary and required by the town when we bring the Mylar in to have it recorded it will show the monuments.  The only change that we are making is a new interior boundary line for the new lot.

R. Haberman asked if the new driveway way ever going to become a road.  Bolduc replied no it would only be a driveway.

6:55 p.m.  Discussion opened to the public.

Ralph Sellers – abutter.  My concerns are that the surveyor could not locate a point.  I went down and asked the surveyor if he found a mark, he said no he used his metal detector if he could find a pipe.  This area is a wetland from water that comes out of the pond.  There is no overflow that comes out of the pond.  There is a down pipe in the pond which goes through the manual dam comes down into my property.  Water runs down a brook/stream into a former stone dam which has broken down and the water runs through.

My concern is that there are no markers at the corner so I know if I’m on my own property or Mr. Huckins.  What I am asking is that markers are put at the corners.

M. Curley – This original lot they are not altering.  We can require is that he sets new bounds on the new lot line they are creating.  The existing corners are not being change.

R. Sellars – They are making changes to the definitions of these lots.  They are reducing the acreage therefore I believe it would be appropriate to define the new lot with markers around its entirety so the abutter knows where to lots are.

K. Dawson asked J. Bolduc if Mr. Huckins surveyed the entire piece of property at this time.

J. Bolduc - states that Mr. Huckins has surveyed the entire piece of property.  All the monuments out there have been located.
TILTON PLANNING BOARD
Meeting Minutes – February 23, 2010

K Dawson – the letter indicates that all the markers were not found.

J. Bolduc – all the monuments that have been located are noted. The license land surveyor that did the boundary is satisfied that we know where the boundary of the property is. If there was a marker there we would have found it unless it has been removed or if in the stream it could have moved.

K. Dawson – agrees that we can’t make it a requirement of the subdivision to put those markers since those boundaries are being changed or altered.

M. Curley – the northern corner is dry so a pipe could be put there. J. Bolduc agrees.

R. Sellars – he used to hire the haying out and came up from Mass and found 2 boundary markers on the porch. Maybe one of those markers could be one of them.

M. Curley – the new lot is only creating an interior line and we can only make them put bound on the interior line. But if they are willing to put them in when they are out there putting the others you could discuss with Mr. Huckins.

7:16 p.m. Discussion closed to the public and reopened to the board.

Motion made by K. Dawson to approve the 2 lot subdivision and lot consolidation with the following condition:

1. Receive an approved driveway permit from DOT.
2. Variance approval from the ZBA for the wetland setback of 125 ft.
3. Plan reference note #1 must be corrected prior to submittal of the Mylar.

Motion seconded by Deana Cowan. Vote taken and passed by all members.

It was moved and seconded to adjourn. Motion adopted. The meeting adjourned at 7:25 p.m.

Minutes prepared by Augusta Marsh

(Minutes are subject to the review and approval by the Planning Board at the next scheduled meeting.)