

**BARNSTEAD PLANNING BOARD**  
**THURSDAY, JANUARY 4, 2024**  
**6:00 P.M.**  
**BARNSTEAD TOWN HALL**  
**MEETING MINUTES**

**1. CALL TO ORDER:** The meeting was called to order at 6pm

**2. PLEDGE OF ALLEGIANCE:** All those present participated in the saying of the Pledge of Allegiance.

**3. ROLL CALL:** N. Carr (Chair), B. Weller (Member), E. Stone (Member/Clerk), T. Eade (Member), P. Tiede (Select Board Rep.), D. Kerr (Vice Chair), E. Swinford (Secretary)

Jon Armstrong with Right Angle Engineering, Jeff Lewis with NorthPoint Engineering

**4. MEETING MINUTES:**

**12/7/2023:** D. Kerr makes a motion to accept the minutes as presented. P. Tiede seconds the motion. All present unanimously agree to accept the minutes as presented.

**12/14/2023:** T. Eade makes a motion to accept the minutes as presented. E. Swinford seconds the motion. D. Kerr abstains. All present unanimously agree to accept the minutes as presented.

**12/28/2023:** T. Eade makes a motion to accept the minutes as presented. E. Swinford seconds the motion. All present unanimously agree to accept the minutes as presented. P. Tiede abstains.

**12/29/2023:** P. Tiede makes a motion to accept the minutes as presented with a change to the date from Thursday to Friday. D. Kerr seconds the motion. All present unanimously agree to accept the minutes as presented with the proposed change. T. Eade abstains.

**5. CONCEPTUAL CONSULTATION:** none presented

**4. a. Continuation: Robert Abbott proposes to submit an application for a Major Subdivision at Will Smith and Province Road, Map 2, Lot 33. If the application is accepted, the applicant proposes to subdivide this parcel into 7 home lots. Public hearing to follow.**

B. Weller recuses herself. N. Carr shares an email from Attorney A. Kish asking for a continuation.

P. Tiede makes a motion to accept a 30 day continuation. E. Swinford seconds the motion. All present unanimously agree to accept the 30 day continuation.

N. Carr shares a memorandum from Right Angle Engineering. J. Armstrong presents to the board. Comments that the opinion likely required a NPEAS Stormwater Permit. He stated that

he contacted the EPA regarding the project and states that if the construction occurs over 5 years it might not require a permit. There would be an Erosion Control Plan and coverage under the permit. He recommends that the applicant contact the EPA to get advisement from them. Lot 33-7 test pit was not easily identifiable and the plan should be updated where the actual test pits were completed. Lot 33-6 was very wet during the site walk and dirt flows from the road into the lot. There are concerns for driveway for that lot. He wants to make sure road drainage stays functional. The existing ditch along Will Smith Road is not adequate now and its recommended that the ditch be enlarged and stabilized with rip rap. Culverts should be a minimum of 18" but there are some sites that might not require driveway culverts. Need to be sized based on a 25-year storm. Hydraulic Analysis of the culverts under Will Smith Road is required. Applicant needs to include detail for storm water feature to ensure there is no increase by the development that would increase flow through those culverts. NH Homeowners Guide is a useful reference and included a link. Results of the traffic study indicate that Will Smith is substandard and narrow. Subdivision will be adding traffic to substandard road. Site distances need to be illustrated on plans.

J. Lewis shares that the site walk was helpful in visually identifying the drainage issues along Will Smith Road.

N. Carr reads P. Zuzgo's updated waiver request. The new language is shared that the new waiver to request sprinkler systems to each home versus a required cistern.

N. Carr request ditch lines be added to plan. Stone wall needs to be on the plan.

### **Public Hearing opens at 6:20pm**

J. Riel (abutter) RSA 153-5 Section 3, J. Riel reads that if the planning board waives the requirement for cistern system, then there is no way to require sprinklers. She asks if any details of the proposed homes been submitted. What is there to say that the builder is not going to add multi-units, etc. N. Carr confirms that the submitted plans do not state what type of building is being proposed on these lots. What are the details included in a Fiscal Impact Study? N. Carr states the school, fire, roads and waste management. J. Riel wanted to know if there is any reason why the Fiscal Impact Study was waived.

B. Weller (abutter) shares that if the land has been part of previous subdivision, it cannot be permitted. Feb 19, 2007 this lot 33 was part of a major subdivision. 805 Province Road was part of that subdivision.

J. Clattenburg, Sprinkler Installer, states that some towns require a bond to require a sprinkler. Other towns have required and enforced them.

F. Cusson, friend, wants to share some information regarding being bias. He states he is not bias. Fab will look into the enforcement of sprinklers. The applicant is stating that he wants it to become a requirement versus the planning board make it requirements. He states that he does not usually attend Planning Board meetings but he sees R. Abbott doing all of the requirements

but it enters the realm of this being too much. He thinks the planning board is over analyzing. He thinks this is going to be a great subdivision. He is completely in favor of the subdivision. He disagrees with the engineers thinks they are over analyzing things. Has anyone considered infiltration centers or retention ponds? He questions the ability of the future home owner to maintain drainage. He wants the Planning Board to consider retention ponds and drainage ditches.

N. Carr asks Fab if he has inspected fire sprinklers. He confirms he has not. But states that if the Planning Board requires sprinklers, Fab can not issue CO until its installed and inspected.

P. Tiede would like to share that the Board of Selectmen are in favor of Sprinklers.

### **Public Hearing closes at 6:44pm**

Attny Tierney shares that the RSA 153-3 can confirm that if Sprinklers are part of a condition of approval that it is enforceable. Its not a requirement but rather a condition and would be specific to this application.

N. Carr would like to ask the board if they are ready to vote on the new request for waiver #62. J. Lewis shares that its not inappropriate to require sprinklers in lieu of cistern.

D. Kerr would like more specific requirements on the system itself before approving it. J. Clattenburg shares that there would be separate tank and not tied into the well. E. Swinford wants to know who maintains them. J. Clattenburg says the homeowner at \$200/year. N. Carr confirms there is a well on the property plus a separate well with pressure switch. One well would serve the house and but the 300 gallon tank is filled separately. Code states that there is a line but it is a closed tank and once filled the water remains.

E. Swinford wants to know how much it cost to install in each house. \$10000.

No power, no water, no sprinkler system. D. Kerr states that if the power goes out then the sprinkler system will fail. There is not a pressurized tank but the pipe is pressurized.

T. Eade wants to know if a sprinkler system is harder to sell if they are sprinkled. It was shared that it is not.

N. Carr asks R. Abbott what the plan is for the home styles on the lots. R. Abbott states single family "at the moment" but his plan is to build single family. 3-4 bedrooms. No potential ADU's

N. Carr would like to vote on the waiver for #62, the waiver for the cistern.

D. Kerr recaps the presentation from the fire chief. T. Eade shares that the fire chief shared facts but not his opinion.

P. Tiede makes a motion to accept wavier #62 for cistern requirements. D. Kerr seconds the motion.

A roll call vote was conducted: T. Eade: NO, E. Swinford: NO, D. Kerr: YES, P. Tiede: YES, E. Stone: NO

The waiver request was denied by the board.

A Kish is looking for advisement on 3<sup>rd</sup> party review.

N. Carr:

- a. 3<sup>rd</sup> Party Review from Soil Scientist of Test Pit data.
- b. Hydraulic Analysis
- c. Stone wall added to map and add test pit locations
- d. Ditch lines need to be
- e. Site Distance for driveway
- f. evaluations of each proposed driveways, Province Road, Will Smith Road and the 2 culverts. culvert requirements are 18"

N. Carr is looking for details on reports of how much water is going through the development and ditch lines before making recommendations on what needs to be done.

Knowing the homes are 3-4 bedrooms we still need the calculations per lot.

**b. James Griffin of 361 Muchado Hill Road proposes to submit to the Planning Board an application for a Minor Subdivision located at Suncook Valley Road, Map 2, Lot 21: Total acreage prior to sub-division: 5.4 acres, Total Number of Lots: 2, Acreage after sub-division: Lot 1: 2.47 acres, Lot 2: 2.97 acres. Public hearing to follow.**

Jim Griffin owns Map 2, Lot 21. Proposed to subdivide lot into 2 lots. The plans handed out are dated 9/20/2022. P. Zuzgo states that is when it was surveyed. Minor Subdivision. N. Carr reads through 3 waivers.

N. Carr reviews the checklist with the applicant and reviews missing items. The retainer for 3<sup>rd</sup> Party Review has not been received. Applicant states that he was not aware of how much he would owe for the 3<sup>rd</sup> party review. He also states he did not request a waiver.

N. Carr states that there is information missing from the application and the application can not be accepted as complete. Would the board like a site walk? The general consensus stated that would prefer a site walk.

Wednesday January 10<sup>th</sup> at 3pm

The application has been continued to Feb 1, 2024

## **7. OLD BUSINESS: continued to Jan 18th meeting**

- a. David Kerr– LRPC
- b. Priscilla Tiede– Space Needs
- c. Priscilla Tiede- Board of Selectman
- d. Master Plan Committee: Nancy Carr, Erin Stone, Andy Sylvester

**8. NEW BUSINESS**

a. Public discussion to review proposed Ballot Questions:

**Public Hearing opens at 8:02pm**

The board reads the ballot questions out loud.

N. Carr reviews the reason for the proposed changes and additions to the Zoning Ordinance.

**Public Hearing closes at 8:20pm**

N. Carr would like to take a vote from board to approve the ballot questions.

T. Eade would like to make a motion to accept the ballot questions with the correction to Private: School. B. Weller seconds the motion. All present unanimously accepted the proposed ballot questions with the correction.

**January 18<sup>th</sup>, 2024 will be an official meeting with a public hearing.**

**Work Session proposed topics. Review proposed changes to the Subdivision Regulations.**

**Percolation test pits confirmed by soil scientist.**

**Minor Subdivision 20 year rule**

**Adjourn:** P Tiede makes a motion to adjourn. B Weller seconds the motion. All present unanimously agree to adjourn.