

**Pembroke Planning Board  
Meeting Minutes  
(ADOPTED)  
February 26, 2019**

**MEMBERS PRESENT:** Alan Topliff, Chairman; Brian Seaworth, Vice Chairman; Kathy Cruson; Brent Edmonds; Robert Bourque; Timothy Goldthwaite; Selectman's Rep. Ann Bond

**ALTERNATES PRESENT:**

**EXCUSED:**

**STAFF PRESENT:** Carolyn Cronin, Town Planner; Jocelyn Carlucci, Recording Secretary

Chairman Topliff called the meeting to order at 7:00 pm. He thanked the public for attending because the Board values their input.

**Old Business**

- 1. Major Subdivision Plan Application #18-09, Jon Rokeh, Rokeh Consulting, LLC, acting as Applicant on behalf of San-Ken Homes, Inc. and SKRE Holdings, LLC, owners of Tax Map 262, Lots 43 & 45 located at 373 Fourth Range Road in the Rural/Agricultural-Residential (R3) Zone and the Wetlands Protection (WP) District.**

The Applicant proposes a 48-lot subdivision, including a new roadway and improvements to Fourth Range Road and Flagg Robinson Road. All lots will be served by private on-site septic and well. This plan is associated with Special Use Permits SUP-WP #18-318 and SUP-DW #18-319.

- 2. Special Use Permit Application SUP-WP #18-318, Jon Rokeh, Rokeh Consulting, LLC, acting as Applicant on behalf of San-Ken Homes, Inc. and SKRE Holdings, LLC, owners of Tax Map 262, Lots 43 & 45 located at 373 Fourth Range Road in the Rural/Agricultural-Residential (R3) Zone and the Wetlands Protection (WP) District.**

The Applicant requests a Special Use Permit in accordance with Article 143-72.D., Wetlands Protection District, for construction of roadway resulting in impacts to the wetlands. This permit is associated with Major Subdivision Plan Application #18-09.

- 3. Special Use Permit Application SUP-DW #18-319, Jon Rokeh, Rokeh Consulting, LLC, acting as Applicant on behalf of San-Ken Homes, Inc. and SKRE Holdings, LLC, owners of Tax Map 262, Lots 43 & 45 located at 373 Fourth Range Road in the Rural/Agricultural-Residential (R3) Zone and the Wetlands Protection (WP) District.**

The Applicant requests a Special Use Permit in accordance with Article 143-53, Driveways, to permit three shared driveways in the development. This permit is associated with Major Subdivision Plan Application #18-09.

**Present:** Jon Rokeh of Rokeh Consulting, LLC and Ken Lehtonen, Vice President of San-Ken Homes, Inc.

Chairman Topliff recapped that, at the February business meeting, the Board decided that the application was a Development of Regional Impact which required the Board to notify Central NH Regional Planning Commission (CNHRPC) along with chosen area communities.

Ms. Cronin reported that this is a major subdivision application which will require Board of Selectmen approval for road upgrades on Fourth Range and Robinson Road. The applicant is looking for a Special Use Permit for impacts to the wetlands and a Special Use Permit for the three shared driveways.

The applicant has asked for checklist waivers for Part A, S. Proposed Open Space, and Part A, W. Open Space Development. Ms. Cronin said that the proposed open space does not apply because they are not proposing any open space with the proposed project. The open space development does not apply because it is a specific type of subdivision development that the Town allows and the proposed project is not that type of subdivision.

Ms. Cronin said that the applicant is also looking for waiver requests from the subdivision regulations. The requests are:

- §205-41 Design Standards, Section E.(3). Superelevation of the roadway
- §205-41 Design Standards Section E.(19).(a). Sidewalks.
- §205-41 Design Standards Section E.(20). Curbing (in certain areas).

She said that they do not have to be acted on at this time. Checklist waivers are appropriate because they are not applicable to the proposal.

Ms. Cronin said that the Planning Department notified CNHRPC, the City of Concord, Allenstown and Epsom by certified mail with copies of the plan and notice of the February 26, 2019 meeting. To date, the Department has received comments from CNHRPC, but not from the other communities.

She said that the next step is for the Board to discuss the waivers and the completeness of the application. She explained that the completeness of the application means that the Town has received all the information required which allows the Board to move forward with the hearing process.

**MOTION:** Vice Chairman Seaworth moved to grant the waiver requests for checklist items: Part A – Items: S and W. Seconded by Member Goldthwaite.

**VOTE:**

K. Cruson – Y	B. Seaworth – Y	A. Topliff – Y
A. Bond – Y	B. Bourque – Y	B. Edmonds – Y
T. Goldthwaite – Y		

**MOTION TO GRANT THE WAIVER REQUESTS FOR CHECKLIST ITEMS: PART A – ITEMS: S AND W PASSED ON A 7-0 VOTE.**

**MOTION:** Vice Chairman Seaworth moved to accept the application as complete. Seconded by Member Goldthwaite.

**VOTE:**

K. Cruson – N	B. Seaworth – Y	A. Topliff – Y
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A. Bond – Y  
T. Goldthwaite – Y

B. Bourque – N

B. Edmonds – Y

## **MOTION TO ACCEPT THE APPLICATION AS COMPLETE PASSED ON A 5-2 VOTE.**

Chairman Topliff explained that the public hearing is an opportunity for members of the public and the applicant to speak and for the Planning Board to ask questions of the applicant. He said that the Board's practice is not to engage in conversation with the applicant except in public hearing. He asked that everyone be treated with respect and courtesy.

If anyone wishes to speak, he asked that they raise their hand and wait to be recognized by the Chair. All comments must be addressed to the Chair. He would not allow exchanges between members of the public or between the public and the applicant. He said that the meeting is an opportunity for the Planning Board and the applicant to hear the public's comments. The Planning Board is the entity that will ultimately make all the decisions.

Chairman Topliff said that Ms. Cronin will read the correspondence received for the project. The applicant will then make a 15 minute presentation. The Board will then continue asking questions to the applicant which should take approximately 10 minutes. He explained that once that was done, the public will have a chance to speak. He asked that they provide clear and concise information.

He explained that a project of this size would have a number of public hearings, so if someone does not have a chance to speak, there would be other opportunities.

Chairman Topliff asked that the public not engage the Planning Board in any conversation about the opening of Fourth Range Road. The Planning Board has no jurisdiction over that topic or over the Board of Selectmen.

He said that public comments will be recorded but are not intended to be responded to. The comments will be considered as the application goes through the process. He asked that when someone wishes to speak, that they stand, state their name and address and proceed with their comments. The Chairman reserves the right to close the public hearing if things get out of hand. There is no benefit of getting emotional.

Chairman Topliff also said that he may table the public hearing if it gets too late. He said that everyone gets tired when meetings are too long. Sometimes it is difficult to hear or comprehend everything that is being said when we are tired. Sometimes it is beneficial to limit the public hearing.

As clarification, Chairman Topliff said that it is important to make everyone aware that NH law provides land owners the right to use land as they see fit as long as they meet all requirements established by the Planning Board and other Town Department regulations. He said that the Planning Board cannot just say no. The Board can require additional things from the applicant beyond what they are proposing but if they comply with everything that the Board asks and meet everything that is laid out for them, the Planning

Board does not have the right to say no. If they do, they could end up in court which would not help anyone.

Chairman Topliff opened the public hearing at 7:15 pm.

The following correspondence was read aloud for the record:

- Letter dated February 11, 2019 from Stephen Henninger AICP of CNHRPC
- Letter dated January 18, 2019 from Brian R. Mrazik of 357 Pembroke Hill Road.
- Letter dated January 15, 2019 from Diane Jumet of 422-430 Fourth Range Road.
- E-mail dated January 20, 2019, 1:44 PM, from Robert Dole.

Chairman Topliff said that the letters from CNHRPC and Mr. Mrazik along with the detail of their report is very helpful to the Board. He said that it would be helpful if the audience could focus on this type of information with their comments.

Mr. Rokeh said that his client purchased the property at a public auction in 2017 of the Robinson Estate. They began looking into wetlands and soils on site. They had conceptual meetings with the Roads Committee, the Board of Selectmen, and the Planning Board before working on full wetland delineations so they could determine the type of issues that would need to be addressed, such as upgrading the range road.

He said that those meetings, along with the Town website, laid out the procedures and regulations necessary for a development.

With regard to the range roads, Mr. Rokeh said that they were told by the Roads Committee that any improvements to the range roads had to extend to the end of the property or to the next intersection. In this case, Fifth Range Road is the next intersection down and is the end of the property. He pointed out where the end of the property on Fourth Range Road is. He said that it creates long dead-ends that CNHRPC talked about so it was necessary to create a "cut across" road in the middle of the project to mitigate against the long dead-ends.

Mr. Rokeh said that with an open space development, the lots would be concentrated in one area and leave a lot of open space elsewhere. He said that this project requires the upgrade of the range roads in order to do any kind of project. Once they are committed to upgrading the range roads, they have to go the whole way and have the "cut-across" roads. It boxes them into a corner resulting in a conventional subdivision which is what is being proposed.

The majority of the wetland impact of this project comes from the "cut-across" road. The range roads are presently like gravel roads so the work will be "touching" the existing wetlands and consist of putting in culverts to replace what has failed or never existed on the range roads. The project is in the mitigation level (approximately 30,000 sq. ft of wetland impact).

Mr. Rokeh pointed out that one of the letters indicated that the applicant was trying to avoid mitigation. He said that that was false. The applicant has met with the State of NH

on wetland impacts and is continuing the process with the applications that are presently being prepared with them.

With regard to the shared driveways, Mr. Rokeh said that they were trying to lower the number of places that they would impact. He said that the more places that they impact the wetlands, culverts must be installed and would cause the wetlands to be more broken up. By creating the shared driveways they were avoiding the second, third, and fourth impacts necessary to access each lot.

After the 2017 meetings, the applicant performed a full wetland delineation of the site, with a soil report as required for the Alteration of Terrain Permit. He said that the wetland scientist checked for vernal pools. He did not see anything on the report but will check it again.

Mr. Rokeh said that while they were working on this project, the property formerly owned by Bert Whittemore became available (66 acres on the North side of Flagg-Robinson Road). The applicant purchased the Whittemore property which gave them frontage on both sides of Flagg-Robinson Road down to Fifth Range Road.

He said that once they completed the survey and wetland information, they came up with a road design. In 2018 they returned to the Roads Committee, Board of Selectmen, and the Planning Board to show them the refined version and requested their input. Mr. Rokeh said that the original plan had a number of backlots. Because of comments at those meetings, they eliminated the backlots and incorporated some shared driveways.

They have one remaining back lot which is a 40-acre parcel with frontage on Fourth Range Road, the Class 6 portion of Fifth Range Road, and 50 ft. of frontage on the upgraded portion of Pembroke Hill Road. That lot is classified as unbuildable until such time as Fifth Range Road is upgraded.

Mr. Rokeh said that all lots have 80,000 sq. ft of area with 56,000 square feet of buildable area in accordance with the Town regulations.

He said that they performed a traffic study/trip generation report. If required, they could look into the traffic study with more detail.

They performed a Natural Heritage Review which did not turn up any sensitive species for either parcel. The letters are on record with the Planning Department.

In order to minimize the impacts and make the drainage work, they designed open ditches which match the drainage in the neighborhood. In areas where they are crossing wetlands, they designed closed drainage to detention ponds. There are 4 detention ponds proposed.

Mr. Rokeh said that this is an Alteration of Terrain project because it serves over 100,000 sq. ft. of land. The State of NH will review the designs such as the drainage, the treatment, and the erosion control before issuing a permit.

Mike Vignale, the Town Engineer, reviewed the project and created a list of items to revise that was provided to the applicant.

Mr. Rokeh said that they made an official application with the Board of Selectmen to upgrade the range roads.

He said that the Board of Selectmen and the Roads Committee indicated that Fourth Range Road was designated as a bypass for Route 3 in the Master Plan. The Town anticipates opening Fourth Range Road to Church Road and has asked the applicant to upgrade the classification of the road to a collector road in order to be ready for future traffic. Mr. Rokeh said that they have a 60 ft. right-of-way and have upsized the width of the road from 22 ft. to 24 ft. with gravel shoulders.

Mr. Rokeh said that they anticipate the majority of the homes to be ranch-style homes similar to the Milford subdivision that they are presently working on. Mr. Vignale is the Milford Town Engineer and is familiar with the applicant. They anticipate retirees as one of the main target markets. Mr. Rokeh said that they looked into the number of houses for sale in Pembroke and the MLS listing indicates that there are 6 residential houses for sale in Pembroke so they anticipate a good market if things progress.

Mr. Lehtonen said that he is Vice President of San-Ken homes and a realtor. There is a housing shortage in NH and this project would fill that need.

Member Bourque asked how someone would access Detention Pond #2.

Mr. Rokeh said that they were working on an access road and a ramp down into the bottom of the pond for maintenance.

With regard to a fence around the detention ponds, Mr. Rokeh said that the State of NH does not require one but they would look into it.

Member Bourque said that he was concerned that once the detention pond fills with water it may attract children.

Mr. Rokeh said that two of the ponds will be dry except for the small micropools at the end of the ponds, and the ponds off of Fourth and Fifth Range Roads are dry ponds. After a storm there will be water in them, but will quickly filter down.

There is one existing pond that is "a water feature" in the middle of the property. There is no intention of it being for recreational use, it is just another wetland at the center of the property.

With regard to the 3 flag lots mentioned by CNHRPC, Member Goldthwaite asked if there would be any turn arounds.

Mr. Rokeh said that they have up-sized the driveways wherever there is more than one lot accessing it. They will include a hammerhead at the farthest point out for a turnaround. That driveway will have its own named street sign that will also say "private". The shared driveways will not be town roads. There is still discussion about whether the shared

driveways that access 2 lots will be named. It will be up to the Fire and Police Departments.

He said that they have not completed the AOT permit. They are trying to refine the plans and make thorough revisions before submitting the application.

Vice Chairman Seaworth said that the traffic report typically looks at the existing traffic and future traffic and determines how significant the additional traffic will be. Where some of the roads are not presently high-traffic roads, Vice Chairman Seaworth asked what the cutoff point is that determines if there is a significant increase in traffic and what level of mitigation would be necessary.

Mr. Rokeh said that he asked Mr. Pernaw to perform a trip generation and a basic trip distribution. Mr. Pernaw has not done a full traffic study at this point, and Vice Chairman Seaworth's question would require a more thorough traffic study for the site.

Member Cruson said that she has frequently walked through the property in the fall and cross-country skied in the winter time and there is a lot of surface water on the land. She said that she has concern for the driveways crossing the wetlands for houses and wells. She also said that she will be curious as to what happens with the wetlands.

Chairman Topliff said that he wished that he would have been present for the conceptual because he is uncomfortable with the number and size of the wetland crossings although he said that he recognized why they did so.

He said that the Board has had a long-standing policy of limiting dead-end roadways to 600 ft., and that the beauty of the process is that there are opportunities for waivers. The Planning Board planned to discuss this topic at a work session that was postponed due to the weather. He said that in this case, the limitations that the Board imposed has caused the applicant to design a project that has other negative consequences. He said that perhaps there is some leeway in the Planning Board's consideration of dead-end streets and their length.

With regard to a driveway that runs over someone else's property, Chairman Topliff said that he has experience with this issue and it can be a nightmare. It is all dependent on personalities. Shared driveways are a concern.

He said that he would love to see an open space design worked so that the Board could see what it would look like. Chairman Topliff said that an open space design has benefits to the developer and the Town such as small lot sizes which results in smaller lot costs, less roads, and less lot clearing. He said that it could reduce wetland crossings, shared driveways and driveways on lands of others. He asked that the developer give it some thought. Chairman Topliff said that the applicant has already done an important part of the open space study such as establishing a base-line of what the land could support with a conventional subdivision but he said that an open space development may be beneficial to everyone.

Mr. Rokeh said that they already considered the open-space concept but all the boards have said that they cannot have dead-end streets and they would have to extend the road

all the way. He said that this was the first time that it has been mentioned that there might be a waiver.

Chairman Topliff said that it is unfortunate, but the process is such that the Planning Board is the last Board that the applicant speaks to, but the Planning Board makes the final decision. The input from other boards is advisory.

Mr. Rokeh said that in 2017 and 2018 they presented to all the departments, including the Planning Board.

Carl Barker, 424 Fourth Range Road, said that Flagg-Robinson Road does not exist. Robinson Road runs from Borough Road to the Chichester town line. Flagg Road runs 1,000 ft. North on Fifth Range Road from Pembroke Hill Road down to Sixth Range Road then over to Seventh Range Road.

Chairman Topliff said that the naming of streets is the purview of the Board of Selectmen.

Vice Chairman Seaworth said that the Roads Committee suggested to the Board of Selectmen that it would be most appropriate to continue Pembroke Hill Road onto the new section so that the name would not change when crossing Fourth Range Road.

Ann Whytemare, 730 Borough Road, said that she did a recent search for home sales in Pembroke and noted that various sites found 8-20 homes for sale in Pembroke all with a median price of \$217,000, an average of 107 days on the market and \$130/per sq. ft. She felt that single story ranch-style homes for over \$300,000 would not have a place in Pembroke at this time.

Nancy Stewart, 516 Pembroke Street, commented: (1) She was not in favor of shared driveways; (2) Shared driveways ruin town roads because of the increased traffic; (3) Walking on Fourth Range Road in the area by the Town Pound is treacherous; (4) Fences around the ponds will stop the wildlife from getting water; (5) How will they place sidewalks along Fourth Range Road and who will maintain them; (6) There are ice dams on Fourth Range Road that are dangerous and require frequent maintenance; (7) Fourth Range Road should not be a commuter road because it cannot handle the traffic; (8) The water problems on Fourth Range Road are not caused by road runoff. It is water from the nearby lands.

Paula Heath, 429 Fourth Range Road, was concerned about the square footage of the homes. She wondered if they had garages and if they were truly intended for an over 55 community. She said that usually those communities have condo fees because retirees do not want to mow their lawns or plow. She is concerned about the taxes since the Village School will be closing and the children will be bussed to the Hill School. More children mean more taxes. She suggested that the developer build 12-15 beautiful homes rather than the proposed development. She would like to see more office buildings to off-set the tax burden.

Donna Severance, 349 Fourth Range Road, said that she can attest to the wetlands. She said that when there are heavy rains, the water comes out of the sides of the roads and into the roads. Walkers and joggers use Fourth Range Road, and questioned their safety



if the road became a commuter road. She said that the Pembroke residents do not want Fourth Range Road as a commuter road.

Chairman Topliff said that that is part of the Master Plan and on a list of things to be considered.

Kim Carter, 457 Fourth Range Road, asked if the Board would require an additional traffic study. She asked that it include the impact to Church Road. She asked how the Town Pound was going to be affected since it is a historic site. She pointed out that there is iron, arsenic, and radon in the drinking water on Fourth Range Road which requires extensive purification systems.

Steve Keith, 474 North Pembroke Road, asked if, on large developments, the Town required the applicant to deed a right-of-way to an adjacent property that could potentially become another development so that there would be a way in and way out of future developments. He suggested doing so for the Whittemore tract.

Shelly Fowler, 254 Pembroke Hill Road, said that there is a lot of traffic that travels to the Hill School. Many do not stop at the stop sign at the top of Pembroke Hill. Because of the Village School closing, there will be an increase in traffic to the Hill School, not to mention the additional traffic from the proposed development. She said that the traffic report will be very important.

Lisa Gilbert, 472 Fourth Range Road, said that she has a shared driveway which has caused property line disputes and other problems. She was not in favor of shared driveways because it can become difficult for those involved.

Jackie Zeaman, 406 Fourth Range Road, said that ranch-style homes will not attract retirees unless there are condo fees to provide amenities such as plowing, lawn care, etc. These homes will attract young families that will impact the schools. There will also be more traffic on Pembroke Hill which will lower property values. She asked if the developer would be required to bring the Class 6 road to a Class 5 road.

Chairman Topliff said that the Town's regulations require homes to have frontage on a Class 5 road. If the Board of Selectmen do not approve opening the road and allowing the developer to upgrade it to a Class 5 road, the developer would not be able to build homes on the road.

Eric Pepin, 345 Pembroke Hill Road, said that all the rainwater comes down Fourth Range Road until late August and early September. Land along Fifth Range Road is always flooded and has all types of wildlife. The field becomes very hot in the summer and the present pond smells all year long.

With regard to the traffic, he has witnessed many cars hit Mr. Mrazik's stone wall at 357 Pembroke Hill Road. He said that that section of the road is treacherous. He also thought that the applicant underestimated the watershed along Fourth Range Road. He discouraged shared driveways.

Nancy Stewart, 516 Pembroke Street, asked if the developer was required to build sidewalks.

Chairman Topliff said yes, along the town roads.

Sally Copp Laramie, 342 Pembroke Hill Road, asked where the developer will build the sidewalks.

Chairman Topliff said that sidewalks will not likely be along existing roads. They are required on new roads. She suggested that Third Range Road be opened for the school buses which would decrease the traffic on Pembroke Hill Road. She was also concerned that the wildlife will be grossly affected.

Member Cruson said that it might be helpful to the Town to have a small parcel of land in that area for storage of emergency vehicles.

Member Bourque said that if the development was going to house young families, it would be nice to have land for a playground or a park.

Member Goldthwaite asked Mr. Mrazik to point out the location of the existing undersized culvert.

Mr. Mrazik said that the culvert crosses under Robinson Road and is buried for some distance along Robinson Road and then turns west to empty into Hartford Brook. It is the only part of the property that drains to Hartford Brook. The rest drains to the next one up. It is an 8" culvert which is full every spring. The applicant is proposing to increase that culvert to a 15" culvert (the minimum required in the Town's ordinance). He said that, at the present time, the applicant is proposing to run the 15" culvert for 110 ft. The path of the culvert is several hundred feet.

Mr. Mrazik also said that he reviewed the stormwater report and they used 10-year rain fall with an estimated flow of 30 cubic feet per second going through that pipe. He did not think that a 15" pipe would accommodate that flow. He said that the size of the pipe needs to be looked at, as well as the length of it and other complicating factors.

Chairman Topliff said that he also read the report and there was some recommendations from the Town Engineer about closed drainage vs. open drainage and the benefits of less maintenance and less issues with closed drainage. The report states that it is consistent with what is existing. Chairman Topliff asked that the applicant consider that the existing roads were laid out in the 1700s and does not mean that they will work in 2019. He said that it is important to keep in mind the benefits of using the latest in terms of engineering recommendations for stormwater management.

Ms. Cruson also noted sheets of ice across Fourth Range Road where the drainage is poor and the ground water is high.

Donna Severance, 439 Fourth Range Road, said that she was concerned about the septic systems and artesian wells because of ledge.

Christina Gagne, 442 Fourth Range Road, asked about a fire hydrants.

Chairman Topliff said the current public water system is not designed to operate at that high elevation. He said that the Fire Chief dictates what fire apparatus is required. There has been talk about residential sprinklers. There will not be fire hydrants in that area.

There being no further questions or comments from the Board or the public, Chairman Topliff closed the public hearing at 9:07 pm. He said that this would not be the last time that the applicant would be before the Board. There would be future public hearings but abutters would not be renoticed. Anyone interested in attending future meetings should monitor the Town's websites for meeting dates or call the Planning Department. The next meeting is March 26, 2019.

He thanked everyone for coming and being respectful and allowing everyone to speak.

The Planning Board recessed at 9:08 pm.

The Planning Board reconvened at 9:17 pm.

### **Minutes** January 22, 2019

**MOTION: MEMBER BOURQUE MOVED TO ACCEPT THE JANUARY 22, 2019 MINUTES AS PRESENTED. SECONDED BY MEMBER GOLDTHWAITE. UNANIMOUSLY APPROVED.**

### **Miscellaneous**

#### **1. Committee Reports**

Roads Committee: Vice Chairman Seaworth said that the Committee commented on the Board of Selectmen's process. He said that it was a technical evaluation to ensure that they are following Town standards, which they are.

The Department of Public Works (DPW) is working with CNHRPC on a computer program to help prioritize road maintenance. They seem to be happy with the process.

Member Cruson asked if there was any talk about Fourth Range Road's ice problem.

Vice Chairman Seaworth said that the DPW only reports to the Roads Committee on issues pertaining to road reconstruction.

Member Cruson concluded that if she wanted more information, she should speak with Jim Boisvert.

Board of Selectmen: Selectmen's Rep. Bond announced that the Board of Selectmen decided not to purchase the Village School. She also said that the following items are on the agenda: (1) If the Town will continue to support the clock; (2) If the Town would want to keep the 4 Union Street building; and, (3) If the Town would keep the 4 Union Street building, and, if so, would they vote to replace the wall at approximately \$180,000.

An ATV club would like to ride all the range roads and they did not understand that a development was proposed on Fourth Range Road.

Zoning Board of Adjustment: Member Bourque reported that there was only one application on the agenda. The applicant sent a letter every month asking to be moved to the next meeting because no agreement had been met between Allenstown and Pembroke for sewer capacity, so the application was continued to June.

Member Bourque also said that Bruce Kudrick, Chairman of the ZBA, tore his knee muscle and had surgery.

Tri-Town EMS: Member Bourque said that Tri-Town is still having issues with Ambulance 8.

Conservation Commission: Member Edmonds said that the Commission had a presentation by IMI Biosolids. The request was to spread biosolids on the Hillman farm property. It came through the person who harvests the hay on the property who claims that the yield increase can be 30-40% when using the biosolids. The Commission will be discussing it. Ammy Heiser, Chair of the Commission, is presently out of town and the Commission would like her input before making any decision.

Member Cruson asked if it was a processed material.

Mr. Edmonds said that it is sludge from the wastewater treatment plant. He said that the City of Concord uses it.

## 2. Other Business

Ms. Cronin said that CNHRPC is tying up the loose ends on the Master Plan. Some draft chapters are completed and some major chapters, such as Land Use and Transportation, need additional work. Mike Tardiff would like to meet with the Planning Board for guidance on town land use policy and transportation policy before finishing the final draft. He is willing to meet with the Board at 6 pm before one of their meetings or he could come at 7 pm and be part of the business agenda. The consensus of the Board was to meet with Mr. Tardiff during the April workshop.

She also reminded the Board to bring the February 12, 2019 packet to the March 19<sup>th</sup> workshop.

## 3. Board Member Items

Member Edmonds said that he has, on good authority, that the NH National Guard has made an offer on the HP Fairfield property. They are also interested in the vacant lot next to the Fairfield property.

**MOTION:** Vice Chairman Seaworth moved to adjourn the meeting. Seconded by Member Cruson. Unanimously approved.

The meeting was adjourned at 9:43 p.m.

Respectfully submitted,  
Jocelyn Carlucci, Recording Secretary