

**Pembroke Planning Board
Meeting Minutes
(ADOPTED)
September 24, 2019**

MEMBERS PRESENT: Brian Seaworth, Chairman; Robert Bourque, Vice Chairman; Kathy Cruson; Clint Hanson; Brent Edmonds; Dan Crean; Sandy Goulet (for Ann Bond), Selectman's Rep.

ALTERNATES PRESENT:

EXCUSED: Ann Bond

STAFF PRESENT: Susan Gifford, Recording Secretary; Carolyn Cronin, Planner; David Jodoin, Town Administrator

Chairman Seaworth called the meeting to order at 6:30 pm.

Old Business

Chairman Seaworth stated that the Planning Board would take up agenda items 4, 5, 6, and 7 first as they are anticipated to take less time. They will return to items 1, 2, and 3 after.

- 4. Major Site Plan Application #19-104, Timothy Bernier, T. F. Bernier, Inc., acting as Applicant on behalf of Pembroke Animal Hospital, owner of Tax Map 563, Lots 5, 5-1 & 5-2 located at 13 Sheep Davis Road in the Commercial/Light Industrial (C1) Zone, the Aquifer Conservation (AC) District, and the Wetlands Protection (WP) District.**

The Applicant proposes to construct a 4,132 sq. ft. addition with new driveway, parking area, and storm water infrastructure. This plan is associated with Special Use Permits for the AC and WP Districts (SUP-AC #19-305 and SUP-WP #19-306).

- 5. Special Use Permit Application SUP-AC #19-305, Timothy Bernier, T. F. Bernier, Inc., acting as Applicant on behalf of Pembroke Animal Hospital, owner of Tax Map 563, Lots 5, 5-1 & 5-2 located at 13 Sheep Davis Road in the Commercial/Light Industrial (C1) Zone, the Aquifer Conservation (AC) District, and the Wetlands Protection (WP) District.**

The Applicant requests a Special Use Permit in accordance with Article 143-68.E., Aquifer Conservation District, for veterinary/kennel use and parking over the aquifer. This permit is associated with Major Site Plan Application #19-104.

- 6. Special Use Permit Application SUP-WP #19-306, Timothy Bernier, T. F. Bernier, Inc., acting as Applicant on behalf of Pembroke Animal Hospital, owner of Tax Map 563, Lots 5, 5-1 & 5-2 located at 13 Sheep Davis Road in the Commercial/Light Industrial (C1) Zone, the Aquifer Conservation (AC) District, and the Wetlands Protection (WP) District.**

The Applicant requests a Special Use Permit in accordance with Article 143-72.D., Wetlands Protection District, to construct a veterinary/kennel addition on a parcel that contains wetlands.

Present: Timothy Bernier of T. F. Bernier, Inc. and owner Andy Julian

Chairman Seaworth read aloud New Business items #4, 5 and 6. Planner Cronin stated that the applicant submitted revised plans, dated August 27, 2019. Planner Cronin and KV Partners confirmed that these plans satisfy all outstanding comments from Planning and Engineering.

Chairman Seaworth opened the continued public hearing at 6:33 p.m. Timothy Bernier stated that the applicant is proposing to build a 4,180 square foot building to move dog daycare indoors. There are no wetland impacts on the property. The site is on municipal water and sewer.

Member Edmonds asked about NH DOT driveway permit status. Timothy Bernier stated he was asked to expand the turning radius of the second driveway. Receipt of the driveway permit is expected shortly.

There being no further input, Chairman Seaworth closed the public hearing at 6:38 p.m.

MOTION: Member Bourque made a motion to approve Aquifer Special Use Permit SUP-AC #19-305 conditionally until Major Site Plan #19-104 has received final approval, at which time the Special Use Permit becomes final for as long as the plan is approved. If at any time the plan is revoked or final approval is not received, the Special Use Permit becomes invalid. Seconded by Member Cruson.

VOTE: B. Seaworth – Y S. Goulet – Y C. Hanson – Y B. Edmonds - Y
D. Crean – Y K. Cruson – Y R. Bourque – Y

MOTION TO CONDITIONALLY APPROVE THE AQUIFER SPECIAL USE PERMIT PASSED ON A 7-0 VOTE.

MOTION: Member Bourque made a motion to approve Wetlands Special Use Permit SUP-WP #19-306 conditionally until Major Site Plan #19-104 has received final approval, at which time the Special Use Permit becomes final for as long as the plan is approved. If at any time the plan is revoked or final approval is not received, the Special Use Permit becomes invalid. Seconded by Member Cruson.

VOTE: B. Seaworth – Y S. Goulet – Y C. Hanson – Y B. Edmonds - Y
D. Crean – Y K. Cruson – Y R. Bourque – Y

MOTION TO CONDITIONALLY APPROVE THE WETLANDS SPECIAL USE PERMIT PASSED ON A 7-0 VOTE.

MOTION: Member Bourque made a motion to approve Major Site Plan Application #19-104 with the following conditions:

1. All waivers and the date granted shall be listed on the plan.
2. All conditions of approval shall be listed on the plan.
3. NHDOT Driveway Permit is required.
4. The original signatures of all property owners shall be provided on the final plan.

5. The Special Use Permit Notices of Decision (SUP-AC #19-305 and SUP-WP #19-306) and the Site Plan Review #19-104 Notice of Decision are to be recorded at the Merrimack County Registry of Deeds.
6. The lot merger for lots 5, 5-1, and 5-2 is to be signed by the Planning Board Chair and recorded at the Merrimack County Registry of Deeds.
7. All engineering review fees and all recording fees to be paid in full to the Town of Pembroke.
8. The site plan will not be considered as receiving final approval until all conditions of approval are met.

Seconded by Member Crean.

MOTION TO APPROVE MAJOR SITE PLAN APPLICATION #19-104 WITH THE FOLLOWING CONDITIONS PASSED ON A 7-0 VOTE.

1. ALL WAIVERS AND THE DATE GRANTED SHALL BE LISTED ON THE PLAN.
2. ALL CONDITIONS OF APPROVAL SHALL BE LISTED ON THE PLAN.
3. NHDOT DRIVEWAY PERMIT IS REQUIRED.
4. THE ORIGINAL SIGNATURES OF ALL PROPERTY OWNERS SHALL BE PROVIDED ON THE FINAL PLAN.
5. THE SPECIAL USE PERMIT NOTICES OF DECISION (SUP-AC #19-305 AND SUP-WP #19-306) AND THE SITE PLAN REVIEW #19-104 NOTICE OF DECISION ARE TO BE RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS.
6. THE LOT MERGER FOR LOTS 5, 5-1, AND 5-2 IS TO BE SIGNED BY THE PLANNING BOARD CHAIR AND RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS.
7. ALL ENGINEERING REVIEW FEES AND ALL RECORDING FEES TO BE PAID IN FULL TO THE TOWN OF PEMBROKE.
8. THE SITE PLAN WILL NOT BE CONSIDERED AS RECEIVING FINAL APPROVAL UNTIL ALL CONDITIONS OF APPROVAL ARE MET

7. Notice of Voluntary Lot Merger per RSA 674:39-a

Pembroke Animal Hospital, PC, owner of Tax Map 563, Lots 5, 5-1, and 5-2, located at 13 & 17 Sheep Davis Road.

Planner Cronin noted that a public hearing is not required for a voluntary lot merger if the lots are in the same ownership.

MOTION: Member Hanson made a motion to approve the Voluntary Lot Merger by Pembroke Animal Hospital, PC, owner of Tax Map 563, Lots 5, 5-1, and 5-2, located at 13 & 17 Sheep Davis Road. Member Bourque seconded.

VOTE: B. Seaworth – Y S. Goulet – Y C. Hanson – Y B. Edmonds - Y
D. Crean – Y K. Cruson – Y R. Bourque – Y

MOTION TO APPROVE THE VOLUNTARY LOT MERGER OF TAX MAP 563, LOTS 5, 5-1 AND 5-2 PASSED ON A 7-0 VOTE.

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, Rokeh Consulting, LLC

Also present: Town Counsel Laura Spector-Morgan, Mitchell Municipal Group

Members Bourque and Cruson recused themselves from the application and the vote.

Chairman Seaworth read aloud Old Business Items #1, 2, and 3.

Planner Cronin reported that the Board received two pieces of new information on this application. One was the Board of Selectmen decision denying the opening of 4th Range Road and Robinson Road on August 19, 2019 with confirmation on September 3, 2019. The other is an email response from NH DOT with a few concerns on the traffic study.

At the August 27th meeting, the Board voted to award the bid to review the Environmental Impact Assessment to Mark West of West Environmental. There were plans to summarize his findings and recommendations for the September 24th Planning Board meeting. However, the applicant asked Mr. West not to perform the study at this time. The Planning Board voted on August 27, 2019 to extend the review timeline to September 26, 2019.

There has been some talk offline about a conceptual open space development design, but nothing has been formally submitted and this meeting has not been noticed to discuss it,

so I would advise that we don't get too caught up in any details about an open space design.

Chairman Seaworth opened the continued public hearing at 6:47 p.m.

He said that if the application is not completed tonight and the application is continued to a future meeting, the public hearing will also be continued to that meeting without being renoticed. He asked the public to refer to the Town's website or call the Planning Department for future agendas.

Jon Rokeh, Rokeh Consulting, stated that the applicant wants to keep the current plan open while filing an appeal on the Pembroke Board of Selectmen decision. If the appeal is successful, the roads would end up open. An alternative the applicant is considering is an open space design that would eliminate use of 4th Range Road and Robinson Road. An open space development would also eliminate the need for shared driveways, most wetlands issues and would address abutter concerns. The open space would be approximately 95 acres along Flagg Robinson and 5th Range Road. The question is whether the Planning Board is willing to entertain an open space development application, or the consensus is that this property should never be developed or subdivided.

Chairman Seaworth summarized that the question is, can we all work on an open space plan to address all concerns. He reminded the audience that the plan before us is still the conventional plan initially submitted. This plan is contingent on future favorable court ruling. The applicant is open to submitting a new open space development plan while they continue to appeal the Board of Selectmen decision.

Town Counsel Laura Spector-Morgan indicated that a vote to stay the original application could be taken by the Planning Board. She noted that in order to have a Conceptual Consultation, the Pembroke Planning Board usually posts an agenda item, which could be scheduled for the October 22 meeting. Jon Rokeh stated that he handed out plans of the conceptual open space plan at the August 27, 2019 meeting and audience members are present tonight to hear discussion about the property. If the Planning Board agrees, they could hold a conceptual discussion tonight.

Member Crean stated that if the Planning Board puts a stay/hold on the conventional development application, the applicant can submit another application if they so desire. Chairman Seaworth stated that a conceptual consultation is a high level, informal discussion that is not binding to either party. Town Counsel Laura Spector-Morgan agreed that a conceptual discussion is a very big picture design review with informal discussion not binding to any parties. Member of the audience came tonight prepared to hear discussion about this property.

Chairman Seaworth asked how long the applicant anticipates it will take to get a court ruling. Jon Rokeh stated that the applicant anticipates waiting 6-12 months for a court decision. Chairman Seaworth noted that the stayed application could be reopened at the request of the applicant at any time, with the requirement that the applicant pay to renotice abutters. The Board could also specify periodic review would occur. A conceptual

discussion is not a public hearing. Only Board members may participate. If the applicant decides to submit any new application, it would be noticed to abutters.

Chairman Seaworth referenced the NH DOT road analysis that describes a narrow, curvy, difficult road that shows problems at major intersections. Member Crean stated that a traffic count is not an analysis. There is increased traffic at Hill Street School. Member Crean hopes a new traffic study would show more. Chairman Seaworth stated that a study needs to address:

- Are town roads impacted and do they need upgrading?
- Is the proposed new development responsible for the upgrades needed?

Member Crean stated that this proposal is not a small development. The studies submitted do not address the existing condition of the road itself. Town Counsel Laura Spector-Morgan stated that a town can only assign a proportional share of upgrades deemed necessary to a proposed development.

Kathy Cruson, 315 Pembroke Hill Rd., stated she came up Pembroke Hill Road today at 2:20 p.m. and counted 38 cars queued at the intersection. Peter Gailunas, 4th Range Road, agreed that in the morning, cars are backed halfway up Pembroke Hill Road. The concern is not the queue but how much time will it take for traffic to get off those roads.

Chairman Seaworth stated that the public hearing is closed for tonight at 7:11 p.m.

MOTION: Member Crean moved to suspend action on Major Subdivision Plan Application #18-09 and associated special use permits SUP-WP #18-318 and SUP-DW #18-319 until March 26, 2020. We will not resume consideration without further notice. Member Hanson seconded.

VOTE: B. Seaworth – Y S. Goulet – Y C. Hanson – Y B. Edmonds - Y
D. Crean – Y

MOTION TO SUSPEND ACTION UNTIL MARCH 26, 2020 APPROVED ON A 5-0 VOTE

Discussion: Should the applicant be able to request consideration earlier if warranted.

Amendment: Member Crean moved to amend the motion by adding “or earlier if the applicant requests consideration.” Member Hanson seconded.

VOTE: B. Seaworth – Y S. Goulet – Y C. Hanson – Y B. Edmonds - Y
D. Crean – Y

AMENDMENT APPROVED ON 5-0 VOTE

MOTION AS AMENDED : Member Crean moved to suspend action on Major Subdivision Plan Application #18-09 and associated permits SUP-SP-18-318 and SUP-DW 18-319 until March 26, 2020 or earlier if the applicant requests consideration. We will not resume consideration without further notice. Member Hanson seconded.

VOTE: B. Seaworth – Y S. Goulet – Y C. Hanson – Y B. Edmonds - Y
D. Crean – Y

MOTION TO SUSPEND ACTION UNTIL MARCH 26, 2020 OR EARLIER ON APPLICANT REQUEST APPROVED ON A 5-0 VOTE

Chairman Seaworth will place a conceptual discussion of alternate plan on New Business agenda this evening after noticed items are complete.

New Business

8. Major Site Plan Application #19-105, Brett Kay, Nobis Group, acting as Applicant on behalf of Continental Paving, Inc., owner of Tax Map 559, Lot 6 located at 773-793 North Pembroke Road in the Commercial/Light Industrial (C1) Zone, the Aquifer Conservation (AC) District, the Floodplain Development (FD) District, and the Shoreland Protection (SP) District.

The Applicant proposes to relocate the existing asphalt drum plant from the Ricker Road facility to the site with associated paved access and storm water infrastructure, and construct a 2,400 SF addition to the existing scale house.

➤ **Special Use Permit Application SUP-AC #19-308.**

The Applicant requests a Special Use Permit in accordance with Article 143-68.E., Aquifer Conservation District, for an asphalt drum plant over the aquifer.

Members Bourque and Cruson rejoined the Planning Board.

Chairman Seaworth read aloud New Business Item #8. Chairman Seaworth commended Planner Cronin's new format combining an application and its associated permits as one item. This reduces reading the same material multiple times.

Planner Cronin explained that the Applicant proposes to relocate the existing asphalt drum plant on Ricker Road to the North Pembroke Road gravel pit. The new asphalt plant site will have associated paved access and storm water infrastructure. A 2,400 SF addition to the existing scale house is also proposed. On June 24, 2019 the applicant was granted a variance for 95' height silos. 35' is maximum height for structures. Pembroke Water Works and the Health Officer are reserving comment on application until the results of an ongoing PWW groundwater study is complete.

NH DES permit applications were submitted for AOT and Shoreland Protection.

The Board should determine if the project meets the criteria for a Development of Regional Impact as it is located within Concord's wellhead area. The Board should vote whether to deem the project as having regional impact or not. If the project is voted as having regional impact, the application will be continued to the next meeting pending formal notice to the City of Concord and Central NH Regional Planning Commission.

Chairman Seaworth said that if the application is not completed tonight and the application is continued to a future meeting, the public hearing will also be continued to that meeting without being renoticed. He asked the public to refer to the Town's website or call the Planning Department for future agendas.

MOTION: Member Bourque moved to grant the waiver requests for checklist items: Part A – Items: L. and N.; Part B - Items: B.(7), B.(11), B.(10) and B.(11), Part C – Items: B., and C as requested by the applicant. Seconded by Member Cruson.

VOTE: B. Seaworth – Y S. Goulet – Y C. Hanson – Y B. Edmonds - Y
D. Crean – Y K. Cruson – Y R. Bourque – Y

MOTION TO GRANT THE WAIVER REQUESTS AS LISTED PASSED ON A 7-0 VOTE.

MOTION: Member Bourque moved to accept the application as complete. Seconded by Member Edmonds.

VOTE: B. Seaworth – Y S. Goulet – Y C. Hanson – Y B. Edmonds - Y
D. Crean – Y K. Cruson – Y R. Bourque – Y

MOTION TO ACCEPT THE APPLICATION AS COMPLETE PASSED ON A 7-0 VOTE.

Member Cruson stated that the application is definitely a development of regional impact due to proximity to Concord wells and impact to traffic on Route 106.

MOTION: Member Bourque moved to declare the application as a Development of Regional Impact pursuant to Town of Pembroke Site Plan Review Regulations Section 203-14.A.(6) and RSA 36:55.V., and to continue the public hearing for Major Site Plan Review #19-105 and Special Use Permit SUP-AC #19-308 to October 22, 2019. Notification should be sent to City of Concord and Central NH Regional Planning Commission. Seconded by Member Hanson.

VOTE: B. Seaworth – Y S. Goulet – Y C. Hanson – Y B. Edmonds - Y
D. Crean – Y K. Cruson – Y R. Bourque – Y

MOTION TO DECLARE THE APPLICATION AS A DEVELOPMENT OF REGIONAL IMPACT AND CONTINUE THE PUBLIC HEARING TO OCTOBER 22, 2019 PASSED ON A 7-0 VOTE.

Chairman Seaworth said that the public hearing would not be renoticed. The public is advised to call the Planning Department or check the Town website for any updates or schedule changes.

9. Major Subdivision Plan Conditional Approval Extension Request, Subdivision Plan #18-06, Special Use Permit SUP-AC #18-307, and Special Use Permit SUP-WP #18-308. Steven Keach, PE of Keach-Nordstrom Associates, Inc., acting as Applicant on behalf of Cole Family Trust, owner of Tax Map 565, Lot 55 located at 354-356 Pembroke Street in the Medium Density (R1) Residential Zone, the Aquifer Conservation (AC) District, the Wetlands Protection (WP) District, and the Architectural Design (AD) District.

Extension Request for Time Limits of Conditional Approval –The Applicant requests a one-year extension of the conditional approval granted on September 25, 2018 (valid until September 25, 2019) for the subdivision of Map 565, Lot 55 into sixteen single-family residential lots on a proposed roadway.

Present: Steven Keach, PE of Keach-Nordstrom Associates, representing Cole Family Trust.

Chairman Seaworth read aloud Item #9. Planner Cronin explained that the plan is for 16 single-family residential lots. An extension of conditional approval can be requested for

one year at a time. Due to the renegotiation of the sewer capacity agreement, getting approval for sewer capacity is out of the applicant's control at this time.

Chairman Seaworth opened the public hearing at 7:28 pm on Conditional Approval Extension Request, Subdivision Plan #18-06 and associated permits SUP-AC#18-307 and SUP-WP#18-308.

It was discussed that the sewer capacity issue between Town of Allentown and Town of Pembroke has been ongoing since 1972.

There being no further input, Chairman Seaworth close the public hearing at 7:30 p.m.

MOTION: Member Bourque moved to extend conditional approval on Subdivision Plan #18-06 and associated permits SUP-AC#18-307 and SUP-WP#18-308 for one year to September 25, 2020. Seconded by Member Hanson.

VOTE: B. Seaworth – Y S. Goulet – Y C. Hanson – Y B. Edmonds - Y
D. Crean – Y K. Cruson – Y R. Bourque – Y

MOTION TO EXTEND CONDITIONAL APPROVAL FOR ONE YEAR AS REQUESTED BY THE APPLICANT PASSED ON A 7-0 VOTE.

Conceptual discussion

Jon Rokeh, Rokeh Consulting, LLC, acting 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.

Member Cruson recused herself for this discussion.

Chairman Seaworth stated that a conceptual discussion is not a public hearing, and is not an opportunity for the public to speak. It is an informal, non-binding discussion. No plan has been officially submitted for review.

Member Crean stated this is a preliminary conceptual discussion, and there is no requirement for an applicant to come in for a second (noticed) conceptual discussion.

Jon Rokeh discussed a more amenable plan that proposes use of open space development design to develop the same number of houses in a smaller area. This design creates a better 4 way intersection, eliminates most wetland crossings, and eliminates shared driveways. Roads will be built to town standards within the project with no impact to Robinson Road. The two lots would be merged. An easement for Robinson Road, not in fee to the town, would be provided. There would be 450' of initial road, a 500 foot cul-de-sac and a 600 foot cul-de-sac. All lots would be 40,000 square feet or more in the R3 without water and sewer. Well and septic would be on each lot. The lot is half as big as conventional lot requirement, so applicant would apply for the setbacks to be cut in half. This would result in 30 foot front and 15 foot side setbacks. There is one other open space development in Pembroke but it has no lot lines. The applicant prefers lots to make

property transfer easier for future owners. Jon Rokeh noted that most other towns have maximum 1,000 feet road length.

Jon Rokeh stated that this proposal meets the requirements of open space. There are some irregular shaped lots. This plan eliminates all shared driveways and reduces wetland crossing to three, with less than 10,000 square feet impact. This plan has 56 lots, the same as the yield plan for a conventional development.

Chairman Seaworth stated that open space development is a very high level section of the ordinance. This ordinance has not been used much. It gives developers an option to develop the same number of houses on half the space.

Jon Rokeh stated that open space remains untouched for perpetuity. The design results in shorter roads and less utilities. Development occurs in a smaller footprint. The Planning Board can take a vote on reduced setbacks.

Planner Cronin explained the vote would be for a Special Use Permit on dimensional requirements that is voted on by the Planning Board, rather than the applicant seeking a variance from ZBA. Open space development requires collaborative and creative design between town and developer.

Chairman Seaworth stated that distance between buildings is regulated by ordinance. Open space development is in the ordinance, but has not been widely used. It would be breaking new ground for the Planning Board.

Member Bourque stated he prefers use of lots to define each owner's property, and supports reduced setbacks. Member Crean noted several lots have long driveways. The open space ordinance does not specify a frontage figure. Planner Cronin stated that without lot lines, the houses are located on common property managed by a Homeowners Association.

Member Bourque asked about phasing. Jon Rokeh stated that the initial road and several houses would be phase one, then the loop, and each cul-de-sac, for total of 4 phases. Jon Rokeh discussed drainage on the lower lots.

Planner Cronin stated that to count and include the area of the upper lot, the applicant must merge the two parcels. Selectmen's Rep Goulet stated that the open space designs looks to be a compromise that benefits both the owner and the town. Jon Rokeh noted the roads are proposed as town roads. Chairman Seaworth clarified the roads should be built to town specifications, however, the Board of Selectmen make the decision to accept town roads. Member Bourque asked if the development would have streetlights. Jon Rokeh stated there is a pole at the corner, and there will be underground utilities.

Member Edmonds asked if the open space is open to all. Jon Rokeh said that the applicant hopes to deed approximately 95 acres to the town or the Conservation Commission, so yes the open space would be open to all.

Member Hanson stated the plan is an attempt to meet the town halfway. He is concerned about the different shaped lots on the 2nd cul-de-sac and safety of all cul-de-sacs. The concept is fine, but maybe the lots can be reconfigured.

Member Crean cautioned that this is not a noticed conceptual discussion. The Planning Board should reserve comments for a “real” proposed plan. Chairman Seaworth stated this discussion is not by any means an approval. We are reviewing a conceptual plan with the applicant to assist them in getting into compliance with open space requirements and do what is best for the town.

Jon Rokeh stated that the applicant plans to get an amendment to the wetlands study, and get an Environmental Impact Statement review by Mark West to include in a future plan submittal.

Jon Rokeh agreed to send a pdf of the maps displayed tonight to Planner Cronin so that she can share with interested residents.

Minutes- September 10, 2019

MOTION: MEMBER CREAN MOVED TO ACCEPT THE MEETING MINUTES OF SEPTEMBER 10, 2019 AS AMENDED. SECONDED BY MEMBER BOURQUE. APPROVED ON 5-0-2 ABSTAIN VOTE, WITH SELECTMEN’S REP GOULET AND CHAIRMAN SEAWORTH ABSTAINING.

Miscellaneous

1. Correspondence
2. Committee Reports

Board of Selectmen – Selectmen’s Rep Goulet reported that the Board of Selectmen is in Budget process. They met with police, fire and ambulance.

Roads Commission – Chairman Seaworth attended a meeting September August 27, 2019 regarding roads in Chichester, particularly the Route 4 section of 393 and heading to the lights. There have been two lanes eastbound, the right for trucks and the left lane for passing. There have been a great number of fatalities in that area. The biggest issue is lack of a center turn lane. NH DOT proposed several solutions. One was to restripe, making one travel lane in each direction and a turning lane in the middle. Within days, this short-term solution was implemented. Ramp speed and sun glare are concerns as well. Chichester police do not have the capacity to patrol commuter traffic. A partnership with State police is planned in that area to assist with enforcement of the speed limit.

Technical Review Committee (TRC), Zoning, Tri Town – Member Bourque reported that Zoning meets on September 30. TRC and CIP are complete. Tri Town met last week. Tri Town Ambulance is looking to hire new EMT’s at this time.

Conservation Commission – Member Edmonds reported that Conservation Commission had a work session. Conservation Commission is updating its wetland regulations.

3. Other Business

4. Planner Items – Planner Cronin will not be in the office next week, so the workshop packets will be sent via email on Friday.
5. Board Member Items – There was some concern about not notifying Loudon and Chichester of the Continental Paving DRI. The Board found consensus to informally notify Loudon and Chichester of the public hearing.
6. Audience Items –Kurt Gilles, 4th Range Road, stated he was a 50 year Pembroke resident who works in Boston. He has concerns about traffic, and is often unable to attend public hearings due to his work schedule. Chairman Seaworth reminded him that if he is unable to attend any hearing, he is welcome to submit written comments to the Planner. These comments will be shared with Planning Board members, read into the record and considered by the board.

MOTION: Selectmen's Rep Goulet moved to adjourn the meeting. Seconded by Member Crean. Unanimously approved.

The meeting was adjourned at 8:35 p.m.

Respectfully submitted,
Susan Gifford, Recording Secretary