

Town of Buxton
Planning Board Minutes
December 11, 2023

Minutes prepared by Patti McKenna

Chairman Keith Emery called the meeting to order at 7 pm noting attendance of:

Members present: Craig Lefebvre, Chris Baldinelli, and Jere Ross. Roger Tracey was absent. Also attending on behalf of the town: Patti McKenna, Code Enforcement. Others in attendance: Cliff Thomas, Henry W. Huntley, William Ham, and Austin Fagan from BH2M.

BH2M - OBO Bill Ham - 9 lot subdivision - Old Standish Rd - Map 1 Lots 131 & 132-1. Austin Fagan from BH2M representing property owner Bill Ham spoke on the project. This is an application for 9 additional lots to the three-lot subdivision approved in February of 2022. Those three lots have been built on. This is a cluster subdivision that was redesigned from the conventional subdivision sketch plan review back in 2022. The wetland impacts are reduced by using this cluster design. The CEO provided some comments which he addressed. Regarding section 10.1.B.6 Austin states that he believes the layout of the hammerhead allows for driveways to be placed and not from the ends of the hammerhead. Austin reports that Mark Hampton, site evaluator is still working on the test pits, which is why some of them are missing from some of the lots. Austin reports that the details regarding the cistern that the Fire Chief was asking for can be found on sheet 6.

Jere Ross asked why some of the lot's frontage is not shown. Austin stated that the distances for those lots can be found in the curve table. Jere asked if they have applied to DEP for the wetland alterations. Austin reported that they have to apply for a Tier I permit as they expect to be under 15,000 square feet of wetland impacts. Austin stated that note 14 on the plan talks about wetland impacts. Jere asked about the cistern location. Austin pointed out that it is shown on the road detail sheet. Jere asked about lot 6. Does that lot have 40,000 square feet of buildable area? Austin stated that it was his understanding that while a conventional subdivision requires to show that, a cluster development may not. Jere stated we will research that and get back to them.

Jere stated that we had a peer review done of the wetland delineation. Jere asked if they could provide a summary of the peer review. Longview Partners performed the peer review for the town of the wetland delineation.

Chris Baldinelli asked why the test pits were not shown on some lots. Austin explained again that because the design changed to a cluster from a conventional subdivision, Mark Hampton, site evaluator had not completed the new test pits yet. He

is working on getting that done. Chris also stated that there are a lot of wetlands on this property that they noticed with they did the site walk last year. Austin replied it was his impression that this cluster development design was to minimize wetland impacts based on those concerns raised last year.

Keith Emery stated that he can see they can get a driveway on lots 5 and 7 off the road, but he thinks lot 6 will be difficult. Whoever buys that lot will have snow piled up on front of their driveway and that is the reason we don't want driveways off the end of the hammerhead. Austin responded that he can show potential driveway locations on the plan.

Patt McKenna asked about the Fire Chief's comments to show that the cistern is within 1,000 feet of each house. Austin agreed that they would.

Jere Ross pointed out that the plan shows a non-significant vernal pool. Austin stated that they don't have to show it. It didn't qualify as a significant vernal pool. However, an abutter raised concerns about it, so they put it on the plan and showed a buffer around it. As a non-significant vernal pool, it is treated as wetland by the rules.

Jere Ross asked how much remaining land is left and shouldn't it be a numbered lot in the subdivision. Austin stated that typically it is labeled as remaining land. After some discussion it was agreed that it will be labeled as remaining land.

Jere Ross asked if the Board wants to do another site walk. Chris Baldinelli stated he doesn't think much has changed. The Board agreed another site walk, where one was done a year ago is not necessary.

Jere Ross stated that he would like to see the test pits on the lots. There will also have to be an easement for the cistern and the Fire Chief will have to review that. Keith Emery adds that they will need documentation of a homeowner's association for the open space and a financial guarantee for the road. Chris Baldinelli asks if they are building this to be accepted as a town road. Bill Ham stated they were building it to be taken over by the town. Chris Baldinelli stated to make sure that when they build the road, they have the public works director inspect it along the way. Keith Emery suggests the Code Enforcement Officer goes with the public works director on these inspections.

Cliff Emery asks if the hammerhead is supposed to be on the right. On the plans it is shown on the left. We will research the ordinance and bring this to the developer's attention.

The next applicant **Paul Levesque with an animal husbandry application for 292 Dunnell Road on map 7 lot 59-1-1** was not in attendance. This application will be put on the January 8th agenda.

Approval of Minutes: Chris Baldinelli made the motion to approve the November 13, 2023, minutes as written. Craig Lefebvre seconded. The motion passed with a vote of 4-0 in favor.

CEO Report: CEO McKenna spoke to explain some of the communications. The memo from the Town of Gorham and the following email was to notify the town that they had an application for a contract zone on County Road. They voted to recommend in favor of entering into a contract.

CMP had been working on the sub-station off Henry Hill Road and Emery Circle and had to do some blasting. It was reported that the blasting ended on December 1.

There is also a timeline from the Town Clerk on the timing of public hearings required if the Board wanted to propose any zoning changes for the March special town meeting. The Board discussed and agreed that we are working on zoning changes, however we were gearing for the June town meeting.

Patti M. also reported that the attorney is still reviewing our proposed zoning changes. Also, we are still advertising and interviewing for the CEO/ Planning Board admin position and doesn't expect to hire anyone before the beginning of the year.

Approval of Bills: There were no bills.

Communications: The Main City and Towns were shared for anyone who wanted.

Other Business:

The findings of fact and notice of decision for Dana Packard application for conditional use to have martial arts at 15 Salmon Falls Road on Map 12 Lot 39 was reviewed. Chris Baldinelli made the motion to accept as written. Craig Lefebvre seconded. The motion passed with a vote of 4-0 in favor.

Attendees may address the board: No one wished to speak.

Adjournment: Chris Baldinelli motioned to adjourn the meeting at 7:41 p.m. Craig Lefebvre seconded. The motion passed with a vote of 4-0 in favor.

Date Approved: _____

Signed: _____
Keith Emery, Chairman