

# Washington Planning Board

## Meeting Minutes

October 5, 2021

- 0.0 Assembly: 6:30PM, on 2<sup>nd</sup> floor of Town Hall
  - 0.1 Members present: Hatch, Crandall, Kluk, Revane and Schwartz
  - 0.2 Alternates present: Kapteyn
  - 0.3 Members and Alternates Absent: Terani and Chidester
  - 0.4 Visitors: Roger Cullen, Tim Ferwerda, James and Laurie Desclos, Mark Florence, Albert Stabile

Hatch opened the meeting at 6:30PM.

- 1.0 **Minutes: September 7<sup>th</sup> meeting** – Hatch asked if there were any changes needed to the minutes, none were proposed. Kluk made a motion to approve as written, Crandall seconded the motion and all voted in favor.
- 2.0 **New Business –**
  - 2.1 **Capital Improvements Project (CIP)** – Schwartz reported that she gave out the request forms to department heads and they will be returned by October 15<sup>th</sup>.
  - 2.2 **James & Laurie Desclos** – The Desclos came to discuss what would be necessary to create a 4-acre parcel from their 28+ acre parcel (TM 19-27). Previously, in order to build, the BoS asked that they merge their 100X100' (was TM 19-26, containing a camp) with their larger 28-acre lot. Desclos took 4 acres out of current use when they merged and they now want to subdivide the 4-acre piece. We discussed whether they would need a full survey to do the subdivision. He said the large lot is entirely bounded by stonewalls. Hatch asked if any wetlands were involved and there are not any. Hatch said the board would waive the entire lot from being surveyed in this case. Desclos asked about a separate issue with his abutter; he is thinking of swapping a road frontage piece with him. Hatch said that this would be possible with a lot line adjustment but the resulting lot size for the abutter would need to be the same or larger than before the change. A survey would be needed to do this also.
- 3.0 **Old Business:**
  - 3.1 **Niven Annexation** – We are waiting for the mylars for the annexation and as soon as we receive them Hatch will sign them and Schwartz will take them to the Registry of Deeds.
  - 3.2 **Georgann Casey** – No word from Casey after our last conversation.
  - 3.3 **Kathryn & Steve Becker and Jane Shamaly** – No news on this.
  - 3.4 **Roger Cullen** – Cullen came in with Tim Ferwerda to share the site plan they came up with for Cullen's proposed storage business. The site plan shows the 13-acre lot (TM 11-27-5) on Rte. 31 North, the lighted gate entrance, some plantings near the entrance, a 40X60' shop building for Cullen's construction business, the location of the 2 -125X30' buildings, it indicated an area for parking boats/RVs and some infiltration/stormwater trenches and rain gardens. He indicated where the driveway would be, which was not included in the drawing. Ferwerda said that the total disturbance area would be 97,000 sqft and the building area would be 9,900 sqft. The hours would be 24/7. Kapteyn asked about security. Cullen said that the lighted gate will be by card access, there will be down lighting on the gable ends of the buildings. Cullen said that Fire and Police would both have an

access card to enter. Cullen said he would be on site daily because his shop and equipment will be there. Kapteyn asked about the closeness to town in a highly visible area, Cullen said that they are leaving the forested area out front to screen and they will have a few plantings where needed near the gate. Kapteyn asked about hazardous materials and spills and how Cullen would deal with that, as there are wetlands on the property. Kapteyn mentioned that in his research there can be environmental issues with storage facilities and they are not usually near residential areas. Kluk said that there are agreements signed by storage users and Cullen said that the state has a contract for these things that we can look up. Schwartz asked if there would be gas containers stored with boats or would they be emptied. Kluk asked what would be parked in the parking storage area, Cullen mentioned boats, RVs and no tractor-trailers, he wants to keep everything nice, and he would allow only registered vehicles. Hatch asked about next steps and said the Site Plan Review Application is not done yet. He feels Cullen needs to be realistic about the time needed for the process. We need to have the application, do a site visit and hold a public hearing. Hatch feels it is a good concept and a good proposal. We decided we could do a site visit on October 15<sup>th</sup> at 8AM. Schwartz will notice for this. Kluk said Cullen can fill out the application, sign and scan it to email it and get it in our hands more quickly.

- 3.5 Albert Stabile** – came in to discuss his idea of opening a Bed & Breakfast in town. He has a place in LAE with land on both sides of the river and spends winters in Florida. He is looking for a property with an old farmhouse and 100+ acres and is looking for guidance on what he could do. He would like to have a seasonal B&B and a family compound (several houses) for his kids to have places to stay. Kluk asked if he had looked at the town website for the LUO; it spells out what is allowed for businesses and states one lot-one house and he would need to subdivide the land to build more houses. Crandall mentioned cluster development as a possibility. Stabile said he would want to preserve and protect most of a large lot. Stabile wanted to know if he could get approval for a business before he purchases a parcel. Hatch said it is a process that takes a while; we will work with him if he finds a property.
- 3.5 New Mapping Tool** – Florence came to speak with us about the new mapping tool he has developed. He got to observe the board using the app during our meeting several times this evening. He has been meeting with the Assessors to update the lot lines. He realizes there is a concern about what will happen with the app if something happens to him. He is building an app that anyone who is trained to can update in the future. The board members expressed their pleasure with the mapping app he has made. It is a very useful tool for the departments in town and everyone in general. Mark said he bought some parcel data but found that the data is now in the public domain from the State, so he could make a map app for any town. We decided that a link to the maps should be available on the website and in the documents section. Schwartz will do that. Revane asked how we should present this to the town? We thought getting it out there in use is a good start.
- 3.6 Virtual Land Use Law Conference** – Kapteyn said that he has been listening to the conference and he said the Land Board section has good information.
- 3.7 Town Center Vision project and Old Schoolhouse project update** – Crandall met with the BoS to move things forward and he was given permission to talk with Costello. The BoS asked that the focus be put on enlarging the rear parking area (using a retaining wall) and access to it, including a walkway from the lower parking lot. After meeting with the TVC committee he and Bodnar met with Costello about adding some parking behind the buildings and near the leach field. Costello made a suggestion to turn the traffic in front of the buildings to flow

between the church and Schoolhouse. Schwartz noted several utility items that need to be considered. Costello is drawing up a preliminary plan for the committee to discuss.

**Old School House** - Revane said the BoS have advertised for a contractor for the SH work. They are waiting on Granite State to pull fiber to the SH and Church in underground conduit the town installed previously. Kluk asked about the location of the electricity meter for the Church. Revane said it is a separate meter in the cellar of Town Hall. There is one bill for electricity but the town is charging the church by the amounts shown on their meter. Kluk noted that the amount seems to be higher than it was previously. Revane will look into it.

**3.8 Master Plan** – this is a placeholder.

**3.9 ZBA Report** – Hatch said they met last week and approved their new Application for Variance. It has been posted on the Town website and a copy goes to the applicant who has their Application for Construction denied. Administrative Assistant Deb DeFosse is the point person to help with any questions on the new, simpler application.

**3.10 UVLSRPC** – Hatch said they have an in-person meeting next week that he will attend.

**3.11 LUO Issues** – We have scheduled a working meeting for Friday, October 15<sup>th</sup> at 9AM to work on our list of issues. We went through the list provided by Kluk and prioritized it in order of importance. If anyone has another item they should email it to Kluk and she will edit the list for the meeting.

**4.0 Driveway Permits:**

**4.1 Harrington**, 447 Highland Haven Road, TM 16-40, this is a vacant lot across from their residence. Ed checked and made recommendations; Hatch will check the site and sign the permit in the next few days.

**5.0 Mergers:** None

**6.0 Communications:** None

**7.0 Meeting date for next Planning Board meeting – November 2, 2021**, at 6:30 PM, at 2<sup>nd</sup> Floor at Town Hall. **Site Visit** October 15<sup>th</sup> at 8AM, meet at Town Hall, **Working meeting** October 15<sup>th</sup>, 9AM at Town Hall

**8.0 Adjournment:** Time: 9:23PM  
Motioned by Revane, seconded by Crandall, all voted in favor.

Respectfully Submitted,  
Nan Schwartz