

Washington Planning Board

Meeting Minutes

August 1, 2023

- 0.0 Assembly: 6:30PM, on 2nd floor of Town Hall
 - 0.1 Members present: Crandall, Douglas, Martin, Revane and Schwartz
 - 0.2 Alternates present: Florence, Kluk
 - 0.3 Visitors: None

Crandall called the Meeting to order at 6:30PM.

- 1.0 **Minutes: July 11th Public Hearing and Meeting** – Crandall asked if any changes were needed in the minutes, no changes or additions were mentioned. Douglas made a motion to approve the minutes as written, Crandall seconded the motion. All voted in favor.

- 2.0 **New Business:**

- 2.1 **Scott Nazarian** – Schwartz said that Nazarian had called and asked to be put on the agenda regarding a lot line adjustment or annexation. He didn't show up this evening with his application.

- 3.0 **Old Business:**

- 3.1 **Driveway Regulations** – Crandall said we had a good working meeting on this. Florence had sent out an updated version for us to consider. We discussed the proposed driveway application and several suggestions were made; the addition of checkboxes for Permanent and temporary, designation of the right-of-way area, cross hatching on the roadway surface, the addition of a down arrow at the lot boundary, the addition of mailing address and phone number, suggestion to get rid of subdivision designation and just go with tax map number and lot. We discussed whether we want to use the term “curb cut” or just go with driveway access. It was suggested that we make it clear on the first page that it is a two-part application (decided to use a subheading). Martin pointed out that driveway cuts on State maintained roads would only use part 2 of the application. We discussed curb cuts on private roads. Schwartz assumed that the subdivision's association regulates this. Revane said they don't. He feels we should propose regulating driveways on private roads, it is a life/safety issue. Kluk suggested adding “prior to driveway construction” to the wording and drop “curb cut” terminology from the application (cover this in the definitions). All agreed. Florence will make the changes to the documents and send them out to members for review.

- 3.2 **Town Center Vision project** – Crandall said that the subcommittee met again this morning and made some good progress. Crandall met with the BoS a few times to discuss the shed and other issues. The shed is in rough shape and may not be worth saving. BoS asked about demolishing and going with a smaller shed 16'x14' on the existing 24'x26' slab. There could be a shed roof on the rear and side area that is open. Crandall is getting prices for a new build from Mike Carter and also prefab sheds from Reed's Ferry and LaValley. It would have 2 windows in front with a 3-foot door and a 4-foot door on the rear side. Douglas suggested a public meeting would be held to discuss the plans. This morning we looked again at the past work done in the Town Building parking and access. They discussed eliminating the walkway/stair from the rear parking area for now. Florence said that the objections at Town Meeting were the stair/walkway and also the egress

- was an issue. Crandall said the suggestion to have an egress next to Gibson's had a lot of people upset too. NH DOT also had a problem with too many egresses onto Rte. 31. Crandall said that he has Henniker Septic coming out to check the tank behind the Town Hall to see if it is capable of being driven on to expand the parking back behind the building. He said that the grass on the common would be expanded and there would only be a walking path in front of the Town Hall. Kluk asked about the expansion of the parking down behind the buildings and Crandall said that is part of the plan along with moving the community garden.
- 3.3 **Master Plan** – Douglas said he will take the initiative to get the update going.
 - 3.4 **ZBA Report** – No report.
 - 3.5 **UVLSRPC** – No report.
 - 3.6 **Discussion about the future development of property on King Street, TM 19-24** – Kluk asked about any developments with plans for this property and what the next steps were. Revane said that he met with Daniel Thomkins and Tim Kendrick, who is an abutter, to tour the property and talk about reestablishing the previous snow mobile trails to the property and opening up the land for access. Revane said he contacted Arin Mills for Conservation Commission input and also school involvement. She was unable to join them that day. Revane said that right now they are re-clearing the old logging road onto the property. The land was previously clear cut but now has regrowth that is 20 to 30-foot brush and trees. Schwartz asked if they are working with a forester on a management plan. Revane said not yet. Kluk asked about funding and Revane said they aren't talking about that yet. Revane said that David Cheuvront will be back from Houston in October. He feels they are 5 years away from doing any development. Schwartz said this is a privately owned property and they haven't yet proposed anything commercial. Kluk suggested they might contact New England Mountain Bike Association (NEMBA) about some mountain bike trails. Revane said they are open to recreational uses. He also said that ATVs have been using the property and getting in from the Wild Acre trails and Barden Pond. He said it will be difficult to keep them out of there even if it is posted.
- 4.0 **Unresolved Business:**
 - 4.1 **Crestwood Business Permit** – Crandall will contact him.
 - 4.2 **Bruce Putnam Business Permit** – No contact with him.
 - 4.3 **Zach Ordway – Business permit** – A letter will be sent.
 - 4.4 **Phil Byers Business permit** – Schwartz will send him an Exemption to the Site Plan application.
- 5.0 **Driveway Permits:** None
- 6.0 **Mergers:**
 - 6.1 **Fleury, Long Pond Road and Bailey Rd, TM 20-92 and TM 20-101.** Schwartz said that she received the paperwork and deeds for the properties and before we can merge the properties we need a corrected deed for the lot they purchased from the town. We are waiting on the deed.
 - 6.2 **Lannon, 189 Stowell Road, and Grant Road, TM 14-76 and 14-75,** The deeds were provided and the fee paid. Schwartz said that all the paperwork is in order. Douglas made a motion to approve the merger, Martin seconded the motion and all voted in favor. Crandall signed the application with the new lot number being TM 14-76 and Schwartz will send to the Registry of Deeds.
- 7.0 **Communications:**

- 7.1 Copy of Intent to cut form for TM 15-11+12 on Valley Road.
- 7.2 Copy of complaint from Josh Hall regarding numerous violations of the LUO in his neighborhood. BoS are handling the complaints.

- 8.0 **Date for next Planning Board meeting – Tuesday, September 5, 2023, at 6:30PM, in the upper hall at Town Hall.**

- 11.0 **Adjournment:** Time: 8:05 PM
Motioned by Douglas, seconded by Martin, all voted in favor.

Respectfully Submitted,
Nan Schwartz