

Lisa Carlin comments: Ms. Carlin lives across street. She comments about how she and others were updated and consulted prior and currently the recent logging operation. She is thrilled it is being kept as a farm with open space, as agriculture is such a special part of New London's history and this is in keeping with the character of the town. Has heard discussions about a historic preservation ordinance or demolition delay ordinance, she would be support of this.

Jim Perkins comments: Mr. Perkins has written an historical article on this house and feels the house has historical significance but he is not sure how the house will fit into the farm operation. Referred to the report titled, "Bucklin Farm, Sept 2014" which provides a history of this property.

Rob Daley comments: Mr. Daley spoke to his endorsement of the application and is very happy there will not be a subdivision. Agricultural activity should be encouraged.

Chair Helm asked the Planning Board if they support having a Site Walk on Friday, December 18, 2015 at 8:30 am. The Board support having a Site Walk, staff will post the Site Walk notice, the public is welcome to attend.

Chair Helm asked Ms. Major to be prepared to address issues of manure management, bee-housing, parking, location of cattle grazing, fencing and waivers at the January 14, 2016 meeting and to submit a revised plan showing the existing and proposed operations on the property.

MOTION TO CONTINUE the public hearing to January 14, 2016. IT WAS MOVED (Jeremy Bonin) AND SECONDED (Michelle Holton) to continue the public hearing. THE MOTION WAS APPROVED UNANIMOUSLY.

Conceptual Plan Discussions

✓ Barbara A. Deming, Trustee. Property located at 151 Forty Acres Road. Tax Map 038-001-000. Zoned Forest Conservation. Discussion of potential subdivision. Minimum lot size required is 25 acres, proposed new lot of 12+/- acres.

Chair Helm noted that this is a conceptual discussion only.

Pierre Bedard representing Barbara A. Deming, Trustee, provided a brief summary of the property.

- They purchased in 1990, built a house and two ponds.
- In 1993 a Conservation Easement was placed on the property (Ausbon Sargent), and included provisions with rights to put another structure on property.
- Town Zoning created Forest Conservation District (in 1999) with a 25 acre lot size minimum and 400 feet of frontage.
- Would like to create a 12 acre lot, with an extended driveway and not create or extend the existing Forty Acres Road.
- Noted lot would be 12 acres, some wetlands and bedrock, but septic system should not be an issue.



- Existing development, location of the driveway and the provisions of the Conservation Easement limit how the parcel could be subdivided.

Board discussed that variances would be needed from the Zoning Board of Adjustment (ZBA). Board asked about the status of Forty Acres Road, if a designed road, and provisions for another lot off the existing driveway.

Steve Root inquired about the shape of the proposed 12 acres parcel, and why it is shown west and north of Forty Acres Road, why can't it be extended south of Forty Acres Road. Pierre Bedard explained that the ponds, and language in the conservation easement influence why the proposed configuration is being presented.

- ✓ **Beth Greenawalt** (formerly owned by Elizabeth A. Brown). Property located at 316 Bog Road. Tax Map 106-011-000.

Chair Helm noted that this is a conceptual discussion only.

Pierre Bedard represented Beth Greenawalt and referenced earth disturbance of a large mound within the waterfront buffer of Messer Pond. The house is dilapidated and would like to demolish all buildings on site but there is large mound which will make construction difficult. The owner would like to remove the mound, then regrade site, and then decide how best to design a new house and septic location on the property.

Ms. St. John referred to Article II, General Provision, #2 Excavation, Removal and Filling of Lands. She explained that typically Excavation provisions in local zoning ordinance refer to the provisions of RSA 155-E, Local Regulation Excavation. The current zoning ordinance refers to the Planning Board review of a "site plan". Since the site is located in the Shoreland Overlay and Floodplain Overlay District, she suggested that the Planning Board schedule a Site Walk of this property.

Board members comments/concerns- proximity to the floodplain, septic location, visual impact and proximity to other development (next to Harry Snow's development on Ponds Edge Road) and if changing the footprint of the existing structure, house is currently nonconforming structure.

Chair Helm thought a site-walk now might be premature due upcoming winter weather conditions (snow), and suggested the Site Walk be scheduled in early spring, when there is more daylight.

Mr. Bedard stressed the need to for the Site Walk so the owner can understand what is needed, and evaluate overall design of the site, with anticipated construction next year. Don't want to wait until spring to start this process. He noted that the flood maps are not accurate, and flooding isn't a real concern, as the site has some elevated areas.

according to the setback. Met the unaltered requirements at the Town & State level. Impervious is 20% reduced 4500+ sq. ft. area. Leach field design has been approved. Unaltered area meets the town requirements of 50% less impervious within the 50 and 150 woodland buffer. Adding a car port to the house. The road width will be wider than what it is currant, 10'-14' for safety. Working on a storm water management plan. Application prepared by Greg Grigsby, Pellettieri Associates.

Application prepared and presented by Greg Grigsby, Pellettieri Associates:

- Breed, Judith R. Breed Revocable Trust. David Breed applicant. Wetland Permit Application for Standard Review. Property located at 47 Moyah's Lane. Tax Map 103-012-000. Project Description: Reconstruction of an existing retaining wall behind an existing natural beach, incorporated a handicap ramp for access by users with limited mobility. Shoreland restoration north of the ramp and wall, and a drywell at the top of bank. Drywell disturbance to be permitted under separate Shoreland application. Application received by the Town Nov 30, 2015.
- Breed, Judith R. Breed Revocable Trust. David Breed applicant. Shoreland Permit Application. Property located at 47 Moyah's Lane. Tax Map 103-012-000. Project Description: After the fact handicap ramp/stairs to house; rebuild existing wall along edge of bank; ADA access ramp from top of bank to beach; drywell capturing underdrains from old tennis court, remove turf between lakeside wall and old tennis court, replace with native understory vegetation, reduce area of driveway, regrade drive and divert runoff into infiltration trenches, rebuild front wall and walk. Preconstruction impervious area within 250 reference line is 22.75% and post-construction is 22.52% (a reduction). Application received by the Town Nov 30, 2015.

Any concerns from the board can be forwarded to DES.

Application prepared and presented by Pierre Bedard:

- Barbara A. Deming, Trustee. Property located at 151 Forty Acres Road. Tax Map 038-001-000. Two zoning variance applications were submitted to the ZBA Zoned Forest Conservation. Discussion of potential subdivision. Minimum lot size required is 25 acres, proposed new lot of 12+/- acres. A 400 ft. road would have to be built into the property and over a conservation easement land. Ausbon Sargent supports the variances.

Motion to support.

IT WAS MOVED (Mark Vernon) AND SECONDED (Andrew Deegan) to support the two zoning variances. THE MOTION WAS APPROVED UNANIMOUSLY.

Application prepared and presented by Pierre Bedard:

- Beth Greenawalt (formerly owned by Elizabeth A. Brown). Property located at 316 Bog Road. Tax Map 106-011-000. Shoreline permit is for demolishing and regrading structure. Currently the structure is within the waterfront buffer landing between house, shed and driveway. Went before PB for an ordinance to excavate 690 cubic yards, regrading area. Redesign septic system. The house will be kept behind waterfront buffer. Relocate driveway to a safer location. Regrade mound over septic system area. A site walk is scheduled for January 2nd at 9:30am. Once plans for the site has been redesigned, they will be submitted.

Easements and Land Acquisitions

The board discussed possible fund raising, tier funding and a partnership with Asbon Sargent.

- *Davis Hill Road Project – Lot 2 – Rt. 103A side, 39 acres, assessed value is \$298,000.*

Three possibilities:

- ✓ Two lots totaling 8 acres, abutting the lookout drive up to Clark Lookout and a portion of land under the road. Excluding field.
- ✓ Entire road up to Lookout.
- ✓ Whole parcel.