

Dalton Planning Board

Minutes of 7/5/2023

In Person: Jo Beth Dudley, Steve Ordinetz, Erik Nilsen, Terri Parks

Chet Savage, Gardner Kellogg

No attendees on Zoom.

Meeting called to order at 7:05.

It was motioned and seconded to approve Erik as a voting member for this meeting. All in favor.

Meeting minutes from June 7, 2023 were approved, with 1 spelling correction.

We learned that Gal Potashnick has resigned from the Planning Board. It was motioned and seconded to accept Gal's resignation, with regret. Gal has been an asset to the Board.

The Board reviewed Chet Savage's 11-lot subdivision. He has given the Whitefield Planning Board a copy of the same. They told him they didn't have jurisdiction, as the lots being subdivided are not in Whitefield. There is a small area, about 1.3 acres, on the Whitefield side of the town line, which is part of the largest lot in the subdivision.

The engineer for the state asked that the access road be move up the hill about fourteen feet, to avoid any issues with an abutting property. Mr. Kellogg has already redrafted the road entrance and presented fresh plans.

Test pits/perc tests have been done; 75' well radius is shown for each lot with the exception of lots 5, 6 & 11.

There are detention ponds on two of the lots near the access road, and a berm on a lot to prevent drainage from crossing property lines. These should be shown on both plans.

It was noted that on page 2 of the plan, there was no soils data for lots 5, 6 & 11, but realized these three lots are over 5 acres each and the state doesn't require soils data/perc tests on lots greater than 5 acres.

Members noted that the existing logging road was not showing up on the most recent plan (page 2) from the applicant; a driveway is missing; contour line is not indicated in the Legend; the name of the private road needs to be shown (McIntyre Road) and indicate as "Private"; need to verify spelling of McIntyre/McIntire Road.

The note regarding the Planning Board/Town of Dalton disclaimer is shown on the Notes section on page one of the plan.

Chet just received the road plan (McIntyre Road) today. It still needs a drainage analysis before state approval.

A question arose regarding the notification of the mobile home owners at Ridgeview Terrace. A review of the NH RSA's on abutter notification determined that notices should be sent to the mobile home owners, as well as the park owner(s).

On the subdivision application, the board asked to include "Route 142" in the location, along with McIntyre Road and Mirror Lake Road. Chet wrote it on the application. It was motioned and seconded to accept the application as complete, with the above changes as requested on the plan(s) to be completed and submitted (both hard copy and PDF), to be available for public viewing. All in favor.

Meeting was adjourned at 9:15 pm.