

Dalton Planning Board

Minutes of 2/7/2024

In Person: Steve Ordinetz, Terri Parks, Carl Lindquist, Jo Beth Dudley

Zoom: Adam Finkel

Meeting called to order at 7:05PM

Motioned and Approved: Adam to be voting member tonight.

Previous meetings minutes were reviewed and approved.

Savage Subdivision on Mirror Lake :

Gardner Kellogg presented a final plat with Note 5 wording that had been agreed upon by Dalton town counsel, Attorney Riff and the Savages. After final review/discussion the proposed subdivision was **unanimously approved** and plats signed.

This approval was based on the following criteria having been satisfied:

- Attorneys reached agreement on Plat Note 5 wording
- RSA 674:41 regarding private roads added to the plat.
- Attorneys reached agreement on subdivision covenant wording.
- Agreement by the three landowners with existing rights of way across old logging road to exchange those rights of way for new rights of way via the planned new private road.
- State DOT approval of the Roadway and Drainage Site Plan
- Dialog between abutter with existing runoff issues from this property and Savages, mitigation measures added to the site plan which are satisfactory to the abutter.
- Letter sent to snowmobile club to alert them to the subdivision plan (potential new property owners in future) including plan for them to re-route the trail along the planned new private road.

Road is now to be built according to the specs of the DOT-approved Roadway and Drainage Site Plan.

Carl to send courtesy notification to Whitefield Planning Board that this subdivision has been approved.

Dannis proposed subdivision on Blakeslee Lot 5 Map 409:

- Tom Smith presented preliminary plan. One 12 acre lot to be subdivided out of existing parcel. Sufficient acreage and road frontage on both proposed parcels
- Terri pointed out a couple of map corrections, Tom will make those changes before next months meeting
- Board agreed this proposed subdivision to be noticed for next months meeting.

- Robert Sampson (abutter) was present and took the opportunity to review the subdivision plan as well
- Newspaper notices to be in by Friday 16th
- Carl or Jeanette to send Tom S. fee schedule after totaling up abutters notifications and advertising.

Candidates for Planning Board:

- A variety of incumbent and new candidates have put their names in for the three different planning board terms and will be voted on at March Town Meeting.
- Carl to check with NHMA about how alternates will work after March Town Meeting. Which body will choose them, Planning Board or Select Board?

North Country Council:

- North Country Council(NCC) responded to question by this board about Development of Regional Impact (DRI) since Casella has now made a landfill application to the state. Stated that a land use board like the Dalton Planning Board can request a DRI once there is an application before them.
- At the moment Casella has not made any application to the Planning Board since they contend there is no reason to, related to Douglas Drive as a private road. Planning Board has sent a letter to state representatives stating their opposing interpretation of RSA 674:41, as has the Select Board.
- Carl to reach out to NCC again and then to NHMA to understand how best to interpret this current situation.

Discussion for next meeting:

- Review existing Planning Board procedures and make draft recommendations for the new board members to read. Changes need to be made as a result of board members becoming elected instead of appointed.
- Review subdivision regulations as well to see if there is any related cleanup needed in that area.
- Carl to contact NHMA to review process to make changes to board procedures.
- Goal is to have relevant potential changes identified for the new board when they hold their first meeting in April as well as the process required to enact changes.
- Reminder of floodplain community contact needed per email forwarded by Jo Beth.

Meeting was adjourned at 8:31 pm.

Next meeting Weds 3/6/24 7PM