

Dalton Planning Board

Minutes of 9/6/2023

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

Chet Savage, Gardner Kellogg, Atty. Jay Riff, Daniel Recor

Zoom: none

Meeting called to order at 7:07PM.

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

Previous meetings minutes were reviewed and approved.

Savage Subdivision on Mirror Lake :

- Updates from previous discussions :
 - Town counsel wrote to Atty. Riff today with comments on the draft covenant. The two attorneys will come to agreement on a final draft.
 - Daniel Recor and Chet have had several meetings on the property. Chet has had a few changes made to the “Overall Roadway and Drainage Site Plan” that should improve the situation for the Recor lot. Daniel R. was satisfied with the changes and appreciated Chet’s willingness to work through the situation. Ditch added along 142, ditch added along proposed road (Recor side) and the berm near Recor property, roughly parallel to Rte 142, has been moved back 60ft from the property line.
 - Chet/Atty. Riff said all three abutters with ROW have agreed in concept to the covenant (give up ROW access via existing logging road and gain access via proposed new road). Logging road must stay open until new road is completed.
 - Snowmobile trail will be moved from existing logging road to alongside new road.
 - DOT has said that for sightline reasons the road entrance must either move toward Recor property or move uphill and cut the bank back. Chet has chosen the uphill option and has had Roadway/Drainage Site Plan updated accordingly. DOT now has that updated plan to review.
- Well discussion
 - Discussion about adding up to 11 new wells to the area, discussion about whether there should be any testing required to verify no adverse affects to

existing wells. Some towns in southern NH require this to be done. Atty Riff reiterated that he has never hear this being done in our part of the state.

- Testing would be approx. \$15K
- Abutters present said if possible they would like some kind of future mitigation agreement if there is a problem.
- After pro/con discussion the board consensus was that based on the size of these lots it was not reasonable to ask the developer to do the study.
- Conclusion:
 - After all discussion over the last few meetings it was determined that this subdivision application is now considered to be complete. **Motioned and Approved unanimously.**
 - It was also decided that this subdivision is approved, contingent on the following 6 factors:
 - 1) Attorneys reach agreement on wording of the covenant.
 - 2) The three abutters with ROW over the existing logging road agree and sign the covenant when it is finalized.
 - 3) A letter is written to the snowmobile club clarifying the subdivision plan so they are aware when properties change hands.
 - 4) DOT gives approval for the Roadway and Drainage Site Plan.
 - 5) Note will be added to the Subdivision map that RSA 674:41 governs house construction approval as the subdivided lots are sold.
 - 6) Final versions of documents/approvals listed above must be submitted to Planning Board and the Overall Roadway and Drainage Site Plan, as approved by DOT, must have all specified work completed (i.e. road built to full length, all water management features completed, etc).**Motioned and approved unanimously.**
- Next steps:
 - Planning Board to send copy of contingent approval described above to Chet.
 - Chet to provide final version of plat map so town counsel can review.
 - Planning Board confirm with NHMA when mylar gets signed in a situation with contingent approval.

Martin/Faria lot line adjustment:

- Gardner submitted the application to the town office after the August meeting but due to lack of Planning Board/Town Clerk communication the abutters were not notified and the application could not be voted on at this meeting. Apologies were made and notifications will be made for the October meeting. Jeanette will communicate the check amounts to Gardner in the coming days.

Planning Board membership:

John Swan expressed interest in becoming a Planning Board Alternate member. Discussion around the process (attend 3 consecutive meetings after expressing interest, then Planning Board votes whether or not to make request to Select Board) and also the fact that after March 2024 Town Meeting all Planning Board voting members will have to be elected. Jon said that he would take all that into consideration and let us know what he decides to do.

The discussion brought up some questions about what happens after next Town Meeting.

- Terms will need to be staggered so that will need to be clear on the ballot.
- Clarity needed on alternates, appointed by Planning Board or Select Board?

Meeting was adjourned at 8:40 pm.

Next meeting Weds 10/4/23 7PM