

**Town of Orford Planning Board
Meeting Minutes – January 10, 2023**

Board Members & Staff Present: Terry Straight, Chair; Harry Osmer, Vice-Chair; Kenny King, Member; Jenn Carter, Select Board Representative; Nicholas Kellogg, Alternate; Vickie Davis, UVLSRPC

Board Members Absent: Faith Knapp, Member; John Q. Adams, Select Board Representative Alternate; Paul Griffin, Alternate

Public Attending in Person: Tim Chase, owner; Harry Burgess, Pioneer Surveying; Josh Wheeler, abutter *Public Attending Virtually:* Tyler Drabick, son of abutter; Jeffrey Putnam, abutter; Kerry Putnam, abutter

Item 1: Review of Meeting Minutes: Terry called the meeting to order at 5:30 PM and determined that a quorum was physically present. The Board reviewed the minutes of the December 13, 2023 meeting. Harry made a motion to approve the minutes. Nick seconded the motion, and unanimous agreement followed. Terry asked Nick to sit as a member in place of Faith.

Item 2: Timothy & Mary Chase Major Subdivision Application Public Meeting and Hearing (Tax Map I-93, Lot 9): Harry Burgess represented the Chases as their applicant in applying for a major subdivision on Route 25A. The current lot is approximately 152 acres. The subdivision will create a total of six lots. Five lots will be 5 – 18 acres with access on a “private road.” The remainder lot will be about 100 acres.

Terry opened the public meeting to review the application for completeness. He asked Vickie to review the application checklist. Items missing were 1.) driveways within 200’ of the lot; 2.) location of driveway access to each lot; 3.) location of existing and proposed wells and on-site sewage disposal systems; 4.) the required statement referring to the subdivision regulations; and 5.) a soils map. Harry Burgess stated that they would add any driveways within 200’ of the lot; there may be two. He will add possible driveway locations to each lot, and since there is a waiver request from perc tests, he would not be providing the well and on-site sewage disposal system locations. He has added the subdivision regulations statement. He provided an 8”x11” soils map. The information will be transferred to the final plan at the required scale.

Items not addressed to determine if they are relevant included 1.) any existing or proposed easements forming part of the subdivision; 2.) location of existing and proposed parks and other open space; and 3.) significant natural features including wet areas. Harry Burgess pointed out that he added a 50’ right-of-way from the cul-de-sac of the “private road” shown on the plan to the backland of the remainder lot. There will be no designated parks or other open space. He will add a wet area to the plan in the northeastern corner of the property.

A waivers request had been submitted with the application to waive the requirements of Section 5.07 for Stormwater and Sediment Control Plan and Section 5.08 to provide a Road Plan. Another waiver request was found to have been delivered to the town requesting a waiver from Section 5.05 to provide a perc test for the lots which are all over five acres. Also delivered had been a statement on the Utilities and Fire Protection—there are two electric poles, and the owner is investigating the possibility of a dry hydrant installation at a pond on the property.

Harry Burgess noted that the Chases had pursued a major subdivision around 2008 for this property and had done extensive work hiring a wetlands scientist and Horizon Engineering in Littleton, NH to design the road which was called a “country lane” in the documents presented. Due to changes in the economy, the Chases did not pursue the subdivision further until now. He submitted a copy of a NH DOT driveway permit for a subdivision road curb off for this project dated 12/27/2007 (#7248). He will add referral note on plan. He did not have a copy of the road design plans other than a couple pages.

Harry made a motion to deem the application complete. Nick seconded the motion and unanimous agreement followed.

Terry opened the public hearing to hear from the public at 5:50 pm. Kerry Putnam, abutter stated he was attending simply to determine the location of the lots to be sold. Tyler Drabeck stated he lives near the property but is not an abutter. He represented himself and his father Mark Drabeck who is an abutter but could not attend the meeting. Tyler expressed concern about runoff from the subdivision running into the Brackett Brook changing its course, more noise caused by more people including use of ammunition. An email from Mark Drabeck was read for the minutes outlining a number of concerns including maintaining the rural agrarian character of East Orford; driveway/road maintenance and upkeep in the proposed subdivision; traffic; emergency access; steepness, wetland, and soil identification; noise from increased traffic, barking dogs, firearm discharges; potential uses such as junkyard, pig farm, dog kennel and businesses; night sky lighting; water runoff pollution; and air pollution.

Josh Wheeler, abutter stated he was just curious about the layout of the proposal. He added, he might want to purchase a lot adjacent to his property. He did not believe there would be a credible increase in noise.

Tim Chase added there would be a shared driveway maintenance agreement for the access road.

Being no further comments from the public, Terry closed the public hearing at 6:02 pm and opened Board deliberations.

The waiver requests were discussed. Since the engineering study of the access road was not available, the Board felt they could not make a determination on the waiver requests from Sections 5.07 and 5.08. Board members will look for the 2008 file and Harry Burgess and Tim Chase will look for their copies. It was also pointed out that it is important to distinguish between a “private road” and a “country lane.” The plan says “private road,” but Harry Burgess stated his records showed the engineering study referred to the access road as a “country lane.” The Subdivision Regulations address each of these differently, so the applicant was asked to determine which type of access road is included in this application.

The Board reviewed the waiver request from Section 5.05 requiring perc tests. Harry made a motion to grant the waiver since the lots were all over five acres. Nick seconded the motion, and unanimous agreement followed.

Kenny made a motion to continue the hearing to February 14, 2023 in the town offices at the next regular meeting. Harry seconded the motion, and unanimous agreement followed.

Other Business: The Planning Board's annual report was mentioned, and the Board determined Terry and Vickie should submit it to the Town. No need for Board review. The Board discussed when to have the Community Heart and Soul meeting. Terry felt they should wait until there is little business and have a brief meeting with them. Vickie pointed out it may not be brief.

There was no mail or invoices to review.

Jenn made a motion to adjourn the meeting at 6:40 PM. The motion was seconded by Harry, and unanimous agreement followed.

Respectfully Submitted,
Vickie Davis, UVLSRPC

Tentative Meeting Agenda for February 14, 2023, 5:30 PM, Town Offices

- Public Hearing Continuation: Tim & Mary Chase major subdivision

Future Topics

- Review of Subdivision Regulations/Rules of Procedure
- Master Plan discussion
- Community Heart and Soul meeting