



OLD VALUES - NEW HORIZONS
COMMUNITY DEVELOPMENT

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Planning Board Workshop Draft Minutes

February 9, 2022

7:00 pm at Community Development Meeting Room
3 North Lowell Road

Attendance:

Chair, Derek Monson, Present
Vice Chair Joe Bradley, Excused
Jennean Mason, Present, seated at 7:10pm
Jacob Cross, Present
Matt Rounds, Present
Alan Carpenter, Present
Tom Earley (alternate), Present, seated for Vice Chair Bradley
Dave Curto, (alternate), Present
Heath Partington, Board of Selectmen ex officio, Present, seated at 7:03pm
Alexander Mello- Planner, Director, Community Development
Christopher Sullivan, Assistant Planning Director, Community Development
Renee Mallett- Minute Taker

The workshop opened at 7:00pm with the Pledge of Allegiance and an introduction of members.

Mr. Rounds made a motion to approve the minutes of 1-19-22. Mr. Carpenter seconded the motion. The motion passed, 4-0-2, with Chair Monson and Mr. Curto abstaining as they were not present for the meeting.

Mr. Rounds made a motion to approve the minutes of 1-26-22 as presented. Mr. Cross seconded the motion. 5-0-1, the motion passed with Chair Monson abstaining as he was not present for the meeting.

Mr. Partington was seated at 7:03pm

Deputy Chief Saulnier met with the board to review fire and safety standards. He shared a document with NFPA Sections 1141 and 1142, regarding land development and water supply needs for firefighting. He explained the connection between road length and fire suppression.

Ms. Mason was seated at 7:10pm

Deputy Chief Saulnier said the site regs allowed for 2400 feet in some instances if other criteria were met, usually because an intermediate turn around had been constructed for safety reasons. He said

44 the fire department was also agreeable to hammerhead turnarounds though they preferred cul de sacs for
45 ease of turning the safety vehicles and equipment around.

46 The 8% grade was discussed. Mr. Carpenter asked how much water the average house fire needed
47 to be put out. Deputy Saulnier said it was hard to say but that a loose standard was that a two thousand
48 square foot home would need less than 4k gallons of water but that the load within the home made a
49 difference. He said he was involved in putting out one house fire that used over a hundred thousand
50 gallons. Mr. Carpenter suggested cistern size should be reconsidered going forward. He said the board was
51 sometimes more forgiving of road widths when they were private roads but that from a safety standpoint
52 that should not make a difference.

53 Mr. Cross said the board had responded positively in response to a previous meeting with the fire
54 department but that he felt that after a few months they had backslid. He advised Deputy Chief to put the
55 relevant regulations into his comments during the TRC.

56 Mr. Partington referenced a recent case where a waiver was granted on road length because the
57 applicant had provided alternate means for turn arounds. He said the case had returned to TRC and the
58 comments were generally favorable. Mr. Partington asked if that was an example of the board being too
59 agreeable. Deputy Chief Saulnier said the department liked to work with the board and applicants as much
60 as possible.

61 The board used the workshop as an opportunity to ask the Deputy Chief to clarify a question that
62 had come up at a previous meeting regarding road length and how turn arounds impacted the allowed
63 length. Some discussion followed with some board members saying the regulations should be followed
64 strictly and others saying each case was different and that collaboration with the fire department could
65 result in other mitigating safety measures. Mr. Rounds asked what other things would be safety measures
66 that board should look for. Deputy Chief Saulnier said that residential sprinklers would be the single biggest
67 safety factor.

68
69 Chair Monson consulted with Deputy Chief Saulnier about the matter of tents and other temporary
70 structures. The Deputy Chief said in the past the NFPA had not been clear about safety when it came to
71 these structures but that tents collapsing across the country, including a fatal incident in New Hampshire,
72 had cause them to reevaluate the regulations. He said the state requires permits and that these types of
73 structures have a life of 180 days before the owner is required to take it down. Deputy Chief said tent
74 inspections went on regularly at Searles Castle and during the pandemic at the schools. He said it was not
75 just a matter of it being a tent or a temporary structure but that these were places of assembly, which had
76 greater impacts outside of casual personal use like someone putting a personal camping tent overnight in
77 their yard. The size of the tent or the temporary structure mattered more than the material of which the
78 structure was made from. Mr. Carpenter raised the situation where someone could not build a ten by ten
79 shed in their yard without getting a permit, but a 400 square foot tent could be put up for 180 days with no
80 oversight. It was suggested this be workshopped in the future.

81 The Deputy Chief was asked how long a structure had to remain down after the 180 days before t
82 could be raised again. The chief was unclear but said weather played a factor as most temporary structures
83 could not handle snow load.

84
85 Mr. Partington said he met with cable and that there were issues with permanently moving the
86 Planning Board meetings to town hall. He offered some alternatives that included updating the current
87 meeting room. Mr. Cross said that if the town spent \$20k on the current room they would never leave it, so
88 he would like to see the board save money each year towards making a major change.

89

90 Chair Monson has emailed a list of action items to the board. Mr. Partington suggested it be stored
91 as a running spreadsheet digitally. Prioritizing the list is homework for the board. Mr. Partington suggested
92 the items could be weighted in the same way the CIP looks at their items.
93

94 Mr. Carpenter reminded the residents about the upcoming deliberative sessions. He said impact
95 fees would be workshopped in April
96

97
98 **Mr. Carpenter made a motion to adjourn the meeting 8:55pm. Mr. Rounds seconded the motion.**
99 **The motion passed, 7-0.**

Draft