



1 **Planning Board Approved Minutes**

2 July 5, 2023

3 7:00 pm at Community Development Meeting Room

4 3 North Lowell Road

5
6 **Attendance:**

7 Chair Tom Earley, Excused

8 Vice Chair Derek Monson, Present (serving as Chair)

9 Jennean Mason, Excused

10 Jacob Cross, Present

11 Matt Rounds, Present

12 Alan Carpenter, Excused

13 Pam McCarthy (alternate), Present and seated for Alan Carpenter

14 Roger Hohenberger, Board of Selectmen ex Officio, Present

15 Bruce Breton, Board of Selectmen ex Officio (alternate), Excused

16 Also present was: Alexander Mello, AICP - Community Development Director

17
18 *Draft minutes provided by Jacob Cross*

19
20 The meeting opened at 7:00pm with the pledge of allegiance and the introduction of members.

21
22 **Request to install a new freestanding sign – 19 Enterprise Drive (Parcel 11-C-100)**

23 Al Letizio presented the sign permit at 19 Enterprise Dr.

24 **Mr. Rounds made a motion to approve the free standing sign as presented. Seconded by Mr.**

25 **Hohenberger. The motion passed with the following roll-call vote:**

26 **Vice Chair Monson, aye**

27 **Ms. McCarthy, aye**

28 **Mr. Rounds, aye**

29 **Mr. Cross, aye**

30 **Mr. Hohenberger, aye**

31
32
33 **Request to Extend Deadline to Complete Conditions - Case 2022-03 – 1 & 7 Indian Rock Rd (Parcels 11-**

34 **A-450 & 11-A-500)**

35 Chris McCarthy spoke for the need for a six month extension citing a lengthy process and requiring Town

36 involvement with applying to NH DOT for an access permit.

37 **Mr. Rounds made a motion to approve the request to extend the deadline to complete conditions by**

38 **six months to December 6, 2023. Seconded by Ms. McCarthy. The motion passed with the following**

39 **roll-call vote:**

40 **Vice Chair Monson, aye**

41 **Ms. McCarthy, aye**

42 **Mr. Rounds, aye**

43 **Mr. Cross, aye**

44 **Mr. Hohenberger, aye**



45 **Request to Modify Previously Approved Site Plan - Case 2021-34 – 71 Rockingham Rd (Parcel 8-C-20)**
46 Neil Madden spoke for the application about the need to replace in-ground landscaped area with raised
47 planters due to ledge below the surface.

48 **Mr. Hohenberger made a motion to approve the change in landscaping as explained by the applicant.**
49 **Seconded by Mr. Rounds. The motion passed with the following roll-call vote:**

50 **Vice Chair Monson, aye**

51 **Ms. McCarthy, aye**

52 **Mr. Rounds, aye**

53 **Mr. Cross, aye**

54 **Mr. Hohenberger, aye**

55

56

57 **Request to Temporarily Modify Previously Approved Site Plan - Case 2023-06 – 1 and 3 Industrial Drive**
58 **(Parcels 13-A-198 & 13-A-197)**

59 Matt Castonguay spoke to the need to have modular classrooms for the fall while expansion is being
60 completed.

61 **Mr. Hohenberger made a motion to approve the temporary modification to the site plan to include**
62 **modular classrooms per June 29, 2023 plan set. Seconded by Ms. McCarthy. The motion passed with**
63 **the following roll-call vote:**

64 **Vice Chair Monson, aye**

65 **Ms. McCarthy, aye**

66 **Mr. Rounds, aye**

67 **Mr. Cross, aye**

68 **Mr. Hohenberger, aye**

69

70

71 **Case 2023-12 – 20 First Street – Parcel 16-Q-179; Major WPOD Permit; Zone - Residential District A**
72 **and WPOD Overlay**

73 Mr. Hohenberger recused himself.

74

75 Joe Maynard from Benchmark Engineering spoke about the application. Seeking watershed application
76 approval.

77

78 The Board opened the meeting to public testimony:

79 Roger Hohenberger, 5 Thomas Street, spoke as a member of the public and showed videos/pictures
80 showing a tributary stream flowing adjacent to the property into Cobbetts Pond. He had concerns about
81 the contamination of the Pond. Current state is eutrophic on way to highly eutrophic. He raised a
82 procedural question about the ZBA plan in the package being different than the one in front of the
83 Planning Board. He noted that the leach field from the ZBA plan is on the other side of the lot.

84

85 Carol Pynn, 19 Cobbetts Pond Rd, spoke as a member of the public. Questions for the applicant about
86 the content of the effluent and the sample point of it. Property was a camp with two bedrooms and one
87 bathroom.

88



89 Phyllis Churchill, 22 First St, spoke as a member of the public. She handed out pictures of the original
90 camp at the site. Worried about setting precedence for clean solutions septic design being so close to
91 water. System was originally to be on an easement which is owned by her, which is still erroneously
92 noted on the plan.

93
94 Jackie Saba, 33 First Street. Showed more photos and videos of the water flowing as a tributary stream
95 adjacent to the property into Cobbetts Pond. The road and damage to it or to the beach will not be paid
96 for by the town. All of the plans do not show the tributary stream. Wells are missing from the plan. The
97 shoreland permit has inaccuracies on it. Previous applications for shoreline development do not refer to
98 the existing tributary stream.

99
100 Dan Gravell, 27 First St and 10 Second St., water is flowing across his property more now due to recent
101 construction nearby. Water flows constantly even not when raining. Water that is flowing is brown and
102 smells of septic.

103
104 Joe Maynard spoke to address questions raised by the public.
105 Clean solutions septic has been presented to the board of health. It's a pre-treatment measure. Multiple
106 chambers involved and it's sized to handle the number of bedrooms. The size here is up to 5 bedrooms.
107 Plan has been corrected for some erroneous notes that were mentioned. Wells are shown on plans.
108 Outside walls of house are 880 sq foot footprint. Smell coming down out of the hill is organic in nature
109 and is not coming from this lot.

110
111 James Joaquim, Vice President of the Community Group of Cobbetts Pond and on Board of Directors of
112 Cobbetts Pond Improvement Association, spoke as a member of the public. He believes the stream in
113 question is glacial and not man made.

114
115 **Mr. Cross made a motion to ask Staff to address three items and schedule a site walk on Wednesday,**
116 **July 19, 2023 at 6:00 pm. The three items for Staff are:**

- 117 1. **Better explanation of tributary stream needed from wetlands scientists. Town or state**
118 **definition.**
119 2. **Some guidance of what criteria are for approving or denying the Major Watershed**
120 **Application.**
121 3. **Take another look at whether the zoning variance still applies as there have been significant**
122 **changes to the plan.**

123 **Seconded by Mr. Rounds. The motion passed with the following roll-call vote:**

124 **Vice Chair Monson, aye**
125 **Ms. McCarthy, aye**
126 **Mr. Rounds, aye**
127 **Mr. Cross, aye**
128 **Mr. Hohenberger, excused**

129
130 **Mr. Rounds made a motion to continue the hearing for Case 2023-12 to Wednesday, July 19, 2023.**

131 **Seconded by Mr. Monson. The motion passed with the following roll-call vote:**

132 **Vice Chair Monson, aye**
133 **Ms. McCarthy, aye**



134 Mr. Rounds, aye
135 Mr. Cross, aye
136 Mr. Hohenberger, excused

137
138 Mr. Hohenberger was Reseated

139
140 **Case 2023-13 – 44 Woodvue Road – Parcel 18-L-500; Major WPOD Permit; Zone - Residential District A**
141 **and WPOD Overlay**

142 Joe Maynard spoke to the application to add a pickle ball court.

143 **Mr. Rounds made a motion to approve Case 2023-13 as presented. Seconded by Ms. McCarthy. The**
144 **motion passed with the following roll-call vote:**

145 Vice Chair Monson, aye
146 Ms. McCarthy, aye
147 Mr. Rounds, aye
148 Mr. Cross, aye
149 Mr. Hohenberger, aye

150
151
152 **Case 2023-14 – 23 Enterprise Drive – Parcel 11-C-170; Major Final Site Plan & Major WPOD Permit;**
153 **Zone - Commercial District A and WPOD Overlay**

154 Not discussed as the applicant needed more time to prepare application. Applicant offered to waive 30
155 day requirement.

156 **Mr. Hohenberger made a motion to accept the Applicant's request to waiver the 30-day deadline to**
157 **consider the application complete and consider the matter on July 19, 2023. Seconded by Mr. Rounds.**
158 **The motion passed with the following roll-call vote:**

159 Vice Chair Monson, aye
160 Ms. McCarthy, aye
161 Mr. Rounds, aye
162 Mr. Cross, aye
163 Mr. Hohenberger, aye

164
165
166 **At 8:47 PM, Mr. Cross made a motion to adjourn the meeting. Seconded by Mr. Rounds. The motion**
167 **passed with the following roll-call vote:**

168 Vice Chair Monson, aye
169 Ms. McCarthy, aye
170 Mr. Rounds, aye
171 Mr. Cross, aye
172 Mr. Hohenberger, aye