

Planning Board

Minutes of February 12, 2003

ROLL CALL:

Ross McLeod, Chairman – Present Wayne Morris, Vice Chairman – Excused

Lee Maloney, Secretary – Present Roger Hohenberger, Selectmen Member – Present

Walter Kolodziej, Regular Member – Present Lisa Linowes, Regular Member – Present

Russ Wilder, Regular Member – Excused Nancy Prendergast, Alternate – Present

Alan Carpenter, Selectmen Alternate – Excused Roy Dennehy, Alternate – Excused

Ms. Maloney opened the meeting at 7:30 pm. Ms. Prendergast replaced Mr. Morris.

MINUTES:

Mr. Hohenberger motioned to approve the January 29, 2003 minutes as amended. Ms. Prendergast seconded. Passed 5-0.

Mr. Kolodziej motioned to approve October 24, 2001 minutes. Mr. Hohenberger seconded. Passed 5-0.

Ms. Prendergast motioned to approve October 30, 2001 minutes. Ms. Linowes seconded. Passed 3-0-2. Mr. Kolodziej and Mr. Hohenberger abstained.

Ms. Prendergast motioned to approve February 5, 2002 minutes. Ms. Linowes seconded. Passed 4-0-1. Ms. Maloney abstained.

CORRESPONDENCE:

Letter from Vice Chairman Morris regarding Board support of HB420 and Rockingham Trail and ATV use.

NEW BUSINESS:

Ms. Linowes discussed the Conservation Commission public hearing on the purchase of a 31-acre parcel of land near the Andrews Town Forrest.

Mr. Hohenberger informed the Board that the BOS is beginning the process of hearing on the new well ordinance. *Mr. McLeod joined the Board.*

PUBLIC MATTERS:

Sheffield Road Community Well

Atty. Michael Rosen, representing Mr. Mesetti, supplied the Board with a handout of the timeline detailing the project and verbally gave a background of the acquired property. Discussion ensued regarding the initial four homes that were serviced by private wells and the dates they obtained certificates of occupancy. It was stated at the time of building and at the time of testing the well yields were sufficient.

Inquiry was made as to which homes were serviced by the temporary system. Mr. Mesetti indicated the lot #s 59, 58, 57 and a lot on Lancelot Rd. Owner of lot 58 stated he never received water lines and his well dried up the following March after moving in, he had water hookup but no water. Owners of lots 58 & 59 were not notified in writing that an Association existed.

Discussion ensued regarding ownership interest in homeowner's association, status of Association Declaration, easement rights, and agreement of company (i.e. Pennichuck) to manage water system, cost to get water to property lines, and then water from property lines into house.

The Board and Staff resolved that residents will be notified, staff will talk with builders, and look into how to deal with people not in the subdivision but to bring them into the system.

Mr. Hohenberger motioned to adjourn. Ms. Prendergast seconded. Passed 6-0. Meeting adjourned a 9:35 pm.

These minutes are in draft form and have not been submitted for approval.

Respectfully submitted, Lee Maloney