

**Planning Board
Joint Meeting with
Board of Selectmen
Town Hall
Kensington, NH
October 3, 2016**

Meeting Minutes- Approved December 6, 2016 by BOS

Planning Board in Attendance: Jim Thompson, Chairman; Michael Schwotzer; Kate Mignone; Bob Solomon; Julie LaBranche, Rockingham Planning Commission Representative; Dennis Quintal, Engineer Representative for this case.

Board of Selectmen in Attendance: Norman DeBoisbriand; Peter Merrill, Robert Wadleigh

Norman opened the public hearing at 6:34pm, Bob seconded, all in favor.

Norman explained that this is a joint meeting of the boards to discuss the development of the property located off of Moulton Ridge Road that is currently before the Planning Board.

Jim Thompson read the following to all present.

Joint meeting with the Board of Selectmen:

1. Janet Trabucco and David Lambert of 19 Moulton Ridge Road, Map 11 Lot 41, on Tuesday, May 17, 2016 at 7:30 p.m. at the Kensington Elementary School Library to review and act upon a Six Lot Subdivision application. The intent is for the owners to subdivide a 13.9 acre lot into six lots.

The joint public hearing with the Board of Selectmen is discuss stormwater management and drainage improvements on the subject property, Moulton Ridge Road and neighboring properties.

Mike made a motion to open the public hearing as noticed at 6:35pm, Bob seconded, all in favor.

David Buxton stated that he got estimates from a few vendors so that the board would know of an estimated cost to do the improvements to Moulton Ridge Road. No one reviewed the estimates.

Peter expressed that the quote requests should be made based on the updated plans because the culvert was dropped 6 inches.

Mike explained that Jones and Beach gave an estimate; David confirmed that they did based on the New England data. Mike stated that the Jones and Beach quote be verbalized due to the fact that they could not be a bidding entity.

Bob read the cost estimates from Jones and Beach to be \$31, 181.00. Peter asked if this could be an estimate cost for NE area, Kate believes that this should take those variables into consideration. Kate asked if everyone quote according to the whole job or did they break it down, they are based on the whole job.

Mike stated that at the planning board meeting it was expressed that there was not enough money in the budget to cover the costs of the job. Mike reviewed the current numbers for the road budget and the road reconstruction budget. Mike looked at all the pieces and added them together, there is money left at this time, but there are more expenses to be taken from those funds. He does not believe that the town could come up with the \$31,000 in those accounts. He does not believe that it can be spent out of this year's budget.

Dave explained that there are areas that need fixing in town and he described funds needed for next year. Including the salt shed maintenance. He stated that the town does not need another subdivision in town, he believes that the betterments to the property should be paid for by the developer.

Joseph A. Coronati is filling in for Jon Ring. He understands what David is saying and this upgrade is actually upstream from his property, the subdivision does not create the need for this culvert replacement. No storm water from the development will flow into the 18 inch culvert that is under Moulton Ridge Road. He believes that this is

being proposed to elevate drainage on an abutting property, and not because of the subdivision. If he was addressing this on its own they would merely divert the water with a swale away from the abutting home.

Jim stated that this subdivision meets all the requirements; he was under the idea that they were here to see if there was any money in the budget for the town to fix this issue.

Mr. Coronati explained that he had met earlier in the day with Mr. Lambert who was unable to attend tonight. Mr. Lambert explained that he has to create the berm anyways so he would be willing to throw that money needed to create that berm into the mix. Peter explained that he is willing to share, does he mean that he is responsible for the cost of the berm, and then looking to the town for the cost of the rest of the project. Kate explained that would be around \$9,000, and the Town would be responsible for the remaining \$21,000. Mike asked if the town decided not to move the culvert then the drawings would not make any sense. Mr. Coronati explained that the berm is to ensure the neighbor that none of the storm water will be coming onto her property. David explained that there is a difference in doing it with just the berm or to do it with the culvert and drainage plan. The culvert was across Moulton Ridge Road before the Kensington Place development was there. It was explained that the town has just been maintaining the culvert and has replaced it once.

Peter pointed out that there was a 20 foot wide drainage easement proposed, and he questioned if it should be stated as a drainage and future road improvement easement. David agreed that could be done. Mr. Coronati explained that the details would be stated within the easement document. Dennis Quintal explained that the road could be widened in the future even if it is a scenic road. He thinks that this is about more than just the drainage on the property, there seems to be safety concerns.

Mike explained that the planning board is attending tonight because they need the board to make a decision as a board about the work to be done. If the Board of Selectmen was to make the decision then the planning board could go ahead and negotiate with the applicant during the planning board meeting, they just need to know the board's thoughts.

Norman explained that it would not be able to be done within this year's budget. Whether Mr. Lambert would pay \$9,000 towards the culvert project or half of the project the board will have to discuss. The board as a whole is in agreement that they would like to alleviate a problem that has developed because of the Kensington Place development.

David would like to have it worded that Mr. Lambert would be responsible based on the approved bid, not on the estimate, and he would like to do a work session with the board for various items.

Mike explained that since this might go into 2017 will the contractors be able to honor those quotes in 2017. David believes that would be agreeable to at least one of the vendors. David will call the contractors and ask them for a number that would be agreeable until May of 2017. Peter asked if the quotes should break out the costs of each section. David stated that it should be broken down by costs, and then a certain amount would be what Mr. Lambert would be responsible for.

Norman explained that the town currently has an agreement with the NHDOT that states that if the town is going to potentially affect a state road, the town would need to notify the state and vice versa. David stated that is correct and he could notify them. Bob asked if this is the best plan. Mr. Coronati explained that this is not the least expensive way to do the project.

Leslie Hansard asked if it would be one contractor that would do the whole project. David explained that it would be one contractor for the whole project.

Dennis Quintal clarified that this work that is to be done does not include the driveway culvert for lot 6. All were in agreement. He added that if there were any changes from the NHDOT review it could be noted as a condition of approval. Mike asked if the plan should be forwarded to the NHDOT now.

Norman stated that the Board of Selectmen should forward the information to them. Julie will write up a quick update for the board to review and send along with the plans.

Bob Solomon asked what happens to the application when the funds are not available now. Peter asked if there is a way to conditionally approve the plan stating that certain lots not be developed until the funds are available.

Mike recapped that Mr. Lambert should be made aware that it can't be done in 2016 with town funds, and there would be a shared expense. Peter stated that if Mr. Lambert wanted to start the project in 2016 could he fund the entire project. David believes that could be done.

Mr. Coronati asked if the current use could be waived for the installation of the culverts. The boards agreed that was not something that they have the ability to waive.

Norman asked if the public had any questions.

Mike made a motion to continue the Public Hearing to October 18, 2016 @ 7:00pm. Bob seconded, all in favor.

Mike made motion to close the planning board session at 7:31pm, Bob seconded all in favor.

Norman made a motion to close the public hearing at 7:31pm, seconded by Peter, all in favor.
Planning Board members exited the meeting.

Respectfully Submitted,

Kathleen T Felch
Planning Board Clerk

APPROVED