



Present: Les Mills (Granite State Surveying - presenting), Gene Dancause  
Abutters: Carol Iodice, Tim Smith, Jeff Babel, Paula Babel  
Others:

Board: Read letter from Fire Chief asking for a water hole with 50,000 gallons of water and a dry hydrant up to the road.

Read letter from Road Agent requiring that Hurricane Hill Road be brought up to subdivision specs.

Read letter from Conservation Commission about dirt track. Commission points out that track consists of 5 wetland crossings and is more than minor in impact.

Discussion: Applicant is planning to add a water hole in the northwest corner of Lot 25-1. Hurricane Hill road is gravel in the stretch in front of the proposed subdivision. Jeff Babel raised a concern that sediment from this land washes down (in a northerly direction) into his driveway and causes a rut in the road.

Applicant agrees to pay town engineer (Roger Parsons) to review road improvement plan.

Applicant agrees to allow the board to conduct a site walk on the proposed subdivision.

Instructions: Work with Fire Chief to locate and construct an appropriate water hole.  
Include water hole and dry hydrant on plat  
Remove designation of dirt track from plat.  
Per recommendation of the Town Attorney (Silas Little III), add the following note to the plat in the area where the dirt track is currently shown:  
"No approval of the existing off-road vehicle trail is granted by the Planning Board in approving the subdivision".  
Clarify printing for items such as a total frontage. In some cases, printing is overlaid by by other wording or symbols, making both sets of wording unreadable.  
Under General Notes, specify the number of acres of land in current use.  
Add the acreage of the disputed area (cross-hatched area in southwest corner)  
Indicate granite bounds on lot corners along road.  
Applicant must pay town engineer to review road improvement plan that applicant submits.  
Allow board to conduct a site walk on the proposed subdivision.

Site walk: Scheduled for Saturday, November 23rd at 10AM

Resolution: Dotsie motioned to continue the hearing until December 11. Motion carried unanimously.

02-10 Steven Moheban - Mitchell Hill Road - Lot B-15-1.  
Divide into two lots, B-15-1 and B-15-10 (adjacent to B-15-7)

Present: Steven Moheban  
Abutters: Chris Guiry (recused from Planning Board)

Board: Would like to see an easement for turning around.

Instructions:

Get signed easement and maintenance agreement for common driveway.

Add note: the common driveway is for these two lots only.

Get feedback from the Road Agent about an easement for a turnaround at the end of the Class V portion of Mitchell Hill Road.

Resolution: Motion by Bruce to continue hearing until December 11th carried unanimously.

Notes for future Planning:

Suggestion to modify subdivision regulations to prohibit driveways with more than one easement (or a driveway that goes through more than two lots).

Adjourn: Motion to adjourn at 9:55. Approved. Meeting adjourned at 9:55.