

ALEXANDRIA PLANNING BOARD

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MEETING MINUTES

Wednesday, February 20, 2019 at 6:00 p.m.

CALL TO ORDER

Chairman Merry Ruggirello called the meeting to order at 6:00 pm. Also present were Members Gary Tomlinson, Marla Walls, and Harold Platts, Selectmen's Representative Chet Caron, and Alternate Melanie Marzola. A quorum was present. Also present was Boyd Smith, Liz Kelly, Boake Morrison, Keith Babb.

Alternate Melanie Marzola was asked to sit in for Member Janet Towse.

Minutes

January 16, 2019

Approval of the minutes was deferred until the March 20, 2019 meeting.

NEW BUSINESS

BOAKE MORRISON GRAVEL PIT

Boake had submitted his annual update to the Planning Board. The paperwork was reviewed and found all in order. Boake was present at the meeting for a consultation, and he brought with him Keith Babb, current owner of Green Oakes Gravel Pit (previously Dow Sand and Gravel) of Ossipee. The Board was informed that Dow Sand and Gravel had won a court case against the Town of Ossipee regarding the grandfathering status of the gravel pit. Keith is now the owner of the gravel pit and he is helping Boake to explain to the Planning Board that his gravel pit should be grandfathered. Boake indicated that many times he tried to discuss with the Selectmen his gravel pit and intentions when RSA 155E was being adopted by the State. He indicated that the Selectmen at the time didn't want to be bothered with the gravel pit and wouldn't discuss it with him. Harold Platts indicated his father tried to do the same and he, too, got nowhere with the Selectmen at the time. There were steps that needed to occur to grant the grandfather status and Boake was attempting to follow those steps. Boake feels that by the Selectmen not discussing his gravel pit with him, he was denied the ability to be grandfathered and he shouldn't be faulted for this. Boake would like to get to the best gravel in his gravel pit, which is within 250' of Smith River. Boake indicated it is not too close to affect the water but is restricted by the Shoreland Protection Act. Discussion ensued regarding the grandfathering process and the Selectmen at the time. The Planning Board was not in existence at the time. Boake mentioned he has a crush pile in the same area where he would like to dig that has been stockpiled since the late 70's/80's. His main reason for wanting his grandfather status is to not be required to adhere to the Shoreland Protection Act. It was mentioned that the pit status runs with the deed and not with the owner. Keith Babb stated that a gravel pit that is grandfathered is exempt from all future rules and regulations, even the Shoreland Protection Act. It was agreed to discuss the issue with the Town Attorney. Boake will be put on the agenda for the April 17th meeting at 6:00pm to discuss further. The Clerk agreed to contact the Town of Ossipee to request a copy of the court case for the Board to review.

SUBDIVISION REGULATION REVIEW

Boyd Smith and Liz Kelly (of Resilience Planning & Design LLC) attended the meeting to help the Planning Board reword Section 6.3 (Shoreline Requirement) of the Subdivision Regulations. It was

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brought to the Board's attention by Alan Barnard that the section is very strict. The Board realized an error must have occurred in the wording of the document and wish to correct it. Boyd had agreed to donate some of the Newfound Lakes Region Association (NLRA) funds to hire Resilience Planning & Design LLC to help update the regulations. Liz had drafted a document with some wording, which was emailed to Board members prior to the meeting. It was discussed that using a tiered buffer approach may be a good idea. The first 25' is the most critical and sensitive for filtering so the restrictions in this area are stricter. Chet questioned if the regulations should be stricter than the Shoreland Protection Act. Boyd mentioned that there could be a waiver option where an applicant, in an exceptional situation, could request a waiver. Boyd indicated that this is just proposed verbage for the Board to use as a tool to correct Section 6.3. The Board has been furnished with the Word document of the suggested changes, so that they can be changed as the Board sees fit. Discussion ensued regarding the point system used in the Shoreland Protection Act. It was mentioned that the Planning Board would need to hold two public hearings before the changes could be made to the current Subdivision Regulations. The Board thanked Boyd and Liz and will work on the Subdivison Regulation updates in future Planning Board meetings.

There was no other business brought before the Board.

ADJOURNMENT

Marla made a motion to adjourn the meeting at 7:25 pm; Gary seconded. The next Planning Board meeting will be held Wednesday, March 20, 2019 at **6:00** pm.

Respectfully submitted, Melanie Marzola, Planning Board Clerk