

ALEXANDRIA PLANNING BOARD

47 Washburn Road
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MEETING MINUTES

Wednesday, November 20, 2024 at 6:00 p.m.

CALL TO ORDER

Chairman Bryan Richardson called the meeting to order at 6:00 pm. Also present were Members Harold Platts, Merry Ruggirello, Brian Reed, Alyssa Dunn, Marla Walls, Selectmen's Representative Chet Caron, Alternate Danielle Reed and Alternate Doug Sirotnak. A quorum was present. Also present were Donald Austin, Randy Donckers, Peter Brown, Cody Witcher, Colin Brown and Stephen Bleiler.

MINUTES

October 16, 2024

Brian made a motion to accept the minutes as written; Marla seconded. All were in favor; none opposed.

NEW BUSINESS

PUBLIC HEARING FOR SUBDIVISION – DONALD AND DONNA AUSTIN

The property is located on Hemp Hill Road, Tax Map 413, Lot 88. A public hearing was held at the October 16th Planning Board meeting and was continued until tonight's meeting. The public hearing was re-opened. Randy Donckers, land surveyor and owner of Amerisite Land Survey, LLC, presented the subdivision application. There were no abutters present. Randy informed the Board that the driveway permit was issued by the Town of Bristol because the access is off a Bristol road. NH DES approved the septic plan and a copy of the approval was given to the Planning Board. Randy added that all monuments were set with iron pins and the lots meet all lot size requirements. The Board had no questions or concerns. Alyssa made a motion to approve the subdivision; Marla seconded. All were in favor; none opposed. Copies of the platt were signed. Randy will mail the mylar to the Town for signatures and filing. The public hearing was closed. The public hearing was reopened at 7:05pm for the Austin application. Randy informed the Board that there was a waiver request for the setback requirement. The slope of the driveway is better than the 10% grade requirement (less), but in accomplishing such, the grading encroached on the 15-foot setback requirement. The grading came more than 10 feet from the boundary line. Randy indicated that the road the driveway accesses is a scenic road so there are restrictions as to how many and which trees can be cut. This limited where the driveway could be located. Chet mentioned that installing septic and driveways allows the grading of such to encroach on the boundary line as long as it doesn't cross the boundary line. Discussion ensued about amending the Subdivision Regulations to clarify this detail. The waiver was read. Brian made a motion to approve the waiver; Merry seconded. The waiver was signed and put in the Subdivision file. The public hearing was closed. The section of the Subdivision Regulations that needs clarification is Section 6.2 C "lot line set back minimum fifteen (15) feet on all lot boundaries for any and all building, driveways and other civil engineering." The confusion exists with the term "civil engineering". Discussion ensued regarding whether grading of roads and septic systems is considered civil engineering. Marla made a motion to clarify that grading of roads and septic systems is not considered civil engineering for the purposes of Section 6.2 C of the Subdivision Regulations; Alyssa seconded. All were in favor; none opposed.

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PUBLIC HEARING FOR SUBDIVISION – RED HEAD WOODLANDS LLC

The property is located on Hutchins Hill Road, Tax Map 410, Lot 55. Colin Brown presented the application. The public hearing was opened. The application was reviewed for completeness. Alyssa made a motion to accept the application as complete; Brian seconded. All were in favor; none opposed. Colin informed the Board that the entire parcel is under conservation easement with the State. Jennifer at the Selectmen’s Office confirmed that Hutchins Hill Road is a Class VI Road. The total area of the parcel is 200 acres. The easement on the land allows for the removal of one ten-acre parcel. The state surveyor had documents on file which indicated where the ten-acre parcel can be subdivided from. The deadline for subdividing the ten-acre parcel is March 2025. There were no abutters present for the subdivision. The Planning Board had no further questions or concerns. Brian made a motion to approve the subdivision; Merry seconded. All were in favor; none opposed. 3 copies of the platt were signed. The mylar was signed and given to Colin to file with the Grafton County Registry of Deeds. The public hearing was closed.

PUBLIC HEARING FOR A BOUNDARY LINE ADJUSTMENT – STEPHEN D. BROWN AND STEPHEN P. BLEILER

The properties are located on Mount Cardigan Road, Tax Map 407, Lots 100, 101 and 102. Colin Brown presented the application. The public hearing was opened. The application was reviewed for completeness. Brian made a motion to accept the application as complete; Marla seconded. All were in favor; none opposed. Colin informed the Board that while doing the survey of the Blueberry Farm, he discovered discrepancies in the boundary lines. Both property owners have agreed to the established lines as proposed on the Boundary Line Adjustment application. This adjustment will clear up the recordings. Brian Shinn, abutter, was present and reviewed the application. There were no questions or concerns. Alyssa made a motion to approve the application; Brian seconded. All were in favor; none opposed. 3 copies of the platt were signed. The mylar was signed and given to Colin to file with the Grafton County Registry of Deeds. The public hearing was closed.

SELECTMEN

Chet informed the Board that a meeting is scheduled for tomorrow evening in Bristol to discuss combining the Bristol Transfer Station and the Alexandria Transfer Station in some capacity that will benefit both towns.

CONSERVATION COMMISSION

Doug informed the Board that the Conservation Commission went to the turtle preserve to rake and cut brush on Veteran’s Day.

Recreation Center

It was mentioned that the Alexandria Tree Lighting is scheduled for December 8th at 6pm. It was also discussed that the committee is raising funds for an ice skating rink in Town. The committee needed to file a 501(c)3 in order to raise funds and was able to do so by using the TTCC’s 501(c)3.

ADJOURNMENT

Brian made a motion to adjourn the meeting at 7:33 pm; Marla seconded. The next Planning Board meeting will be held Wednesday, December 18, 2024 at 6:00 pm.

Respectfully submitted, Melanie Marzola, Planning Board Clerk