

Board Members Present: Chairman Paul Powers, Vice Chair Andy Kohlhofer, Ex Officio Roger Barham, Member Brett Hunter.

Also Present: Maddie Dilonno of Rockingham County Planning Commission (RPC)

I. WELCOME

Mr. Powers opened the meeting at 7:00 PM.

II. MINUTES

Mr. Barham made a motion to approve meeting minutes for December 15, 2021. Mr. Kohlhofer seconded the motion. The motion passed 4-0.

III. CONTINUED BUSINESS

Map 2 Lot 70 Main Street Townhomes continued from December 15, 2021; applicant Haus Emily LLC has submitted a Site Plan review to construct an elderly open space development consisting of 13 residential units on a private drive utilizing onsite septic and wells. Barry Gier representing applicant gave a review of the decisions from the December 15 meeting. Board approved the Conditional Use Permit for the multi-family in the aquifer district, the Board also endorsed the special exception for impacts to the wetland buffer. There was also discussion of the lighting and landscaping at the entrance of the project and the mail kiosk.

Since that meeting, they have added landscaping at the entrance shown on the landscaping plan (L1 sheet 12), and extra lighting at the mail kiosk. Mr. Gier stated that they responded to all comments made by the Town Engineer. They have submitted these changes to the Town Engineer and have not received an answer. The Town Engineer will need to review the updated drainage design where they are now using a gravel wetland system. Mr. Gier will be going before the ZBA on January 25, 2022.

Mr. Powers questioned having the covenants for review by the Town Counsel. Applicant stated they could provide them in 1 - 1 ½ weeks for the Town to review.

Mr. Kohlhofer motioned to continue the site plan review for Map 2 Lot 70 Main Street Townhomes to January 19, 2022. Mr. Barham seconded, and the vote was 4-0.

IV. NEW BUSINESS

No new business

V. ADMINISTRATION, OTHER

1. Circuit Rider Business

- a. Masterplan –Recreation Chapter – the Sub Committee will be meeting on January 19, 2022
- b. Masterplan –Natural Resources Chapter – the Sub Committee will be meeting January 6, 2022

2. Incoming Correspondence and Project Updates

Ms. Miner forwarded an email from South Road/Currier Lane Elderly Open Space Development HOA regarding water issues. Ms. Miner sent a comment stating that there is approximately \$15,000 in escrow for reclamation and general contractor has not responded to

the Town Engineer or Ms. Miner regarding any corrective measures to be taken. She expects actions will be taken in the spring when they can work the soil. These are water issues, pooling by the mailboxes, water entering basements through cracks, water entering through slider doors and a lot of water pooling. All sound like drainage issues. There was discussion on what was under the town purview. The Town Engineer is aware of the issues. The president of the HOA that sent the email was in attendance to see what the status was. Ms. Miner has reached out to the builder. There was brief discussion on the matter. The Board will need to investigate this issue and follow up.

3. Budget – No Update

VI. ADJOURNMENT

Mr. Kohlhofer made a motion to adjourn the meeting at 7:20 PM. Mr. Hunter seconded the motion. The motion passed 4-0.

Respectfully submitted,


Kathy Clement