

FINAL

Bridgewater Planning Board
January 18, 2022 Minutes

Board members present: Acting Chair- Ken Weidman, Steve Hering, Joe Wilkas, P. Wesley Morrill Jr., Ex-officio- Terry Murphy

Public present: Wayne Thompson, Patrick Roach, Maurice Jenness, Bobby Cass, Derwood Gray

Ken called the meeting to order at 7:00 PM. He stated that he had hoped more of the public would have shown up as there were notices in two newspapers. He introduced the members of the planning board and explained the purpose of the meeting was to inform the public and answer questions regarding a proposed change in the zoning regulation.

Ken started by explaining that there are currently two residential districts; one borders Newfound Lake, and the other is along River Road bordering the Pemigewasset River. He stated that the residential area near the lake has seasonal property, whereas River Road does not. He mentioned that the residential district changes will apply to both districts. He shared that one size doesn't fit all and that's the reason for creating two separate districts- the lake district and the river district. He stated that if the zoning changes pass, any zoning changes will only affect that district. Terry clarified that though zoning changes may only affect one district, the entire town must vote on them.

Derwood asked about a third district. Ken explained that the rural residential district would be changed to the mountain district, and that there has always been a commercial and commercial/industrial district.

Patrick asked for the new zoning map. Terry advised him that the boundaries are the same, only the names have changed. Ken passed around the map.

Discussion was held regarding proposed district borders and types. Ken asked if there were any more questions and there were not.

Discussion was held regarding the proposed SAU 4 changes being addressed at school board meetings while the board waited for other members of the public to arrive. No one else from the public arrived and the public hearing was adjourned at 7:30 PM.

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Bridgewater Planning Board
April 19, 2022 Minutes

Board members present: Acting Chair- Ken Weidman, Paul Wilson, Richard Hallberg, Steve Hering, Joe Wilkas, Jim Gickas, Ex-officio- Terry Murphy

Public present: Mike Duffy- Horizons Engineering, Connor Sanborn- Sunflower LLC co-owner, Vincenzo Sisti- Sunflower LLC co-owner

Ken called the meeting to order at 7:00 PM. He stated that the Planning Board was not able to entertain Sunflower LLC immediately as one of the company's representatives had not arrived yet. He then directed the Board to review the draft minutes from December 2021. Paul made a motion to approve, and Joe seconded. All in favor, all approved.

Ken stated he had discussed with Vincenzo (who had not arrived yet) that this was a preliminary hearing due to issues that needed resolving before the Board could make any decisions.

Mike Duffy explained that he is an engineer and the overall project manager of this project at Whip-o-Will. He described that Whip-o-Will received a grant from the USDA for innovation, and the intent was to use some of that grant for a solar project. He stated that 30 kW solar panels, equal to two or three houses worth, would be installed in Ambrose Bros sand pit. He said the panels would be aesthetically pleasing and that he had not been notified of any concerns from abutters.

Ken stated that the town has a list of people who were sent notices, but that the town had not yet received the receipts. He went on to cite an email with Vincenzo that discussed a missing land use application that's required for site plan review. He advised Connor where to find it on the Town's website and notified him that all documents must be received 21 days prior to the actual hearing. Ken stated that the Board will need a copy of the lease between Ambrose Bros and Whip-o-Will, to include the Rights of Sunflower LLC to construct the solar project. He also requested a removal/recycling plan that contains which party (Ambrose Bros, Whip-o-Will, or Sunflower LLC) would be financially responsible.

Connor explained that they are contractors and removal is not legally attached to the installers. He also said that the solar industry is so new that panel removal and recycling plans have yet to be created because most equipment hasn't been around long enough to address that yet.

Terry shared that its not unusual for pit owners to have a bond or a lien on the property. He then asked the lifespan of the solar panels to which Connor replied that there is a 25-year warranty, but the expectation is that they will last upwards of 50 years.

Ken stated that the Town of Bridgewater does not currently have an ordinance addressing solar or wind power. He added that the Board needs a mylar showing the location and dimensions of the panels to include the setbacks of lot lines, and the names of all abutting property owners.

Terry asked how energy gets from the panel to the inverter. Connor answered that everything required will be all inclusive on the Ambrose Bros site using the existing electrical amps. He stated no additional telephone poles would be required.

Mike Duffy went on to share the history of the water project at Whip-o-Will. He said that they were out of water and could not get any from the ground. Horizons was then hired to find water for the mobile home park and found water in the Ambrose Bros pit. Three wells were drilled, and a perpetual easement was created. Whip-o-Will paid \$80,000 and ran piping for the well that pumps 14,440 gallons/day. He explained that Ambrose Bros cannot use 175' radius around the well to prevent contamination and that solar power is a good use of that area.

Steve asked if the current easement currently includes electric. Mike answered no, and Terry suggested an addendum be added to the existing easement for electric.

Steve added that when the site plan is submitted, elevations of the solar array should be included as well.

Vincenzo arrived at 7:30 PM.

Mike asked what the size of the solar array would be. Connor replied the dimensions would be approximately 6.5' X 3.5' and 13' high at the top and fenced in (to prevent wildlife). The back is the same material as the front and also captures light for an additional 10% energy collection. Joe asked if anything generates noise. Connor answered no and that in ground transformers make more noise than a solar array. He stated other towns have had fears of glare caused by panels, fire hazards, and wildlife impact, but reassured the Board that those concerns have been researched and addressed and none of those will be an issue.

Terry asked what the voltage is and what the electrocution risk would be to the Fire Department. He cited the additional precautions needed when using the jaws of life on an electric vehicle. Connor stated 208 volts that would be connected to a sub panel and there would be 1000 DC volts per string. He also stated there would be a master shut off and warning signage as required by the State of NH. He reassured the Board that all electrical codes are followed- state, NH Electric Coop,'s, and master electricians'. Vincenzo added that any emergency response to the solar array would be the same as to a residential electrical or high voltage fire. He stated that during an installation in the Town of

Gilmanton, the fire chief signed off on it with the building inspector to request applicants abide by any additional or specific requests. Terry then asked how much is going back to the grid to which Connor said he wasn't sure; that it is up to the utility company.

Ken asked about the inspections during construction with the building inspector (Jim Gickas) present. Connor explained after Sunflower LLC installs the panels, NH Electric Coop. will install a bidirectional meter swap. Vincenzo added that the certification of the system based on the transformer will be done by the utility, and the certification based on workmanship is done by the municipality.

Mike asked if a residential solar array would have to go to the Planning Board for approval. Terry replied no, and that in case it is required because it is a commercial property and there are multiple parties (Ambrose Bros, Whip-o-Will) involved.

Lengthy discussion was held regarding the probability of future issues and possible outcomes of each to include changes in ownership of either Ambrose Bros or Whip-o-Will, future removal/decommissioning of the solar panels, end of life recycling or disposal of equipment, who will take on liability and how will it be guaranteed. Concern was also raised about the tax bill as the array won't be exempt. If the tax bill is not paid, who would be responsible for the physical asset owned by someone else? The Board stressed the need for clarification and answers to the above to be in writing, possibly in the easement.

Connor, Vincenzo, and Mike left while the Board moved on to other business.

Ken stated that a letter from Jim Hand was received- Sandy Beach requests to be on the Board's agenda in May regarding outstanding issue with the Select Board for approval of septic system.

Terry said he would find out what is optional and what needs to be decided on. He stated there's an issue increasing septage because the entire development is not year-round, but it is likely that it eventually will be. If so, how many gallons/minute of water would that require? He stated they need a 48-hour pump test done by a certified company.

Ken asked if new drawings were required or if ones submitted prior could be used. Terry answered the same but they're obsolete because there needs to be changes. He identified additional things that needed to be addressed- drainpipes, culverts, puddling water, unforgiving lake soil/clay. Ken then asked if the plans being submitted for septic to the Select Board are the same as those being brought to the Planning Board. Terry said they're waiting on a review from the engineers. Up until 6 weeks ago, it disappeared for a year and a half after being initially submitted and then questioned.

Ken stated Jim Hand needs to file a new application and renotify abutters by Tuesday if going to qualify to be heard at the May Board meeting.

Paul made a motion to adjourn, Terry seconded, and the meeting was adjourned at 8:30 PM.

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Bridgewater Planning Board
May 10, 2022 Work Session Minutes

Board members present: Acting Chair- Ken Weidman, Richard Hallberg, Steve Hering, Joe Wilkas, Ex-officio- Terry Murphy, Selectmen- P. Wesley Morrill Jr.

Public present: No public present

Ken called the meeting to order at 7:04 PM. He explained the purpose of the work session was to review the Northpoint Engineering, LLC 2nd Technical Review of the Sandybeach of Newfound Condominium in preparation for the Planning Board meeting scheduled for May 17, 2022. There were two sets of plans to review: Plan 1 which included units 1, 2, and 6, and Plan 2 which included units 3, 11, 12, and 13. Both plans have new septic system proposals attached. The remaining units (4, 5, 7, 9, and 10) have existing septic and are not included on the aforementioned plans- only on the master plan.

Terry stated that the state has reviewed the plans and the septic design is solid. He mentioned that there are an additional six or seven acres of land available if the leach field septic system were to fail for any reason. He suggested that the number of bedrooms in each unit be added to the plans due to changes made to current units. He requested confirmation at the next meeting that the new year-round cabin bedrooms had been included in the count.

Wesley added that Sandybeach's current state is nowhere near that of the original intent of the cottages. He questioned the need for updating fire protection in accordance with zoning rules that state greater than seven buildings, or 10,000 square feet require a dry hydrant.

Discussion was held while reviewing the plans. In summary, a list of questions and concerns was created that need to be answered and addressed at the May 10th meeting:

1. What does the water capacity for the future look like?
2. Future driveway plans/H2O tank- If units 9 and 10 are combined in the future, what is the proposed driveway? Where will off street parking be? Where will the road be? This will avoid the filing of a hardship in the future. Property plan must include a parking plan that disallows parking in the town's right of way and designates an appropriate parking area.
3. More information regarding the sewer and water lines under the proposed garage at unit 7
4. Request that plans more clearly depict existing versus proposed items

5. Address driveway culverts and grading plans that were across the road in the original plans but are now depicted with two dry wells. Where do the dry wells drain to? Need more details on the dry wells themselves. Current plan places dry wells in town's right of way- does that insinuate the town will be responsible for maintaining them? Clarification is needed.

6. Request more details on storm water drainage system as the whole area is in a flood plain. What happens when lake fills? Page 5 of the engineering plan references a 25-year plan but Board requests a 50- or 100-year plan stamped by professional engineer. The floods of 1973 and 2006 were referenced during this discussion.

7. Why are there two plans being submitted instead of one?

8. The road labeled "Underlying FI is owned by Sandybeach" needs to be investigated further. Wes stated that road has been there but no one has seen that verbiage before. What does that mean?

9. Calculation of impervious area of lot is in debate. Was proposed garage at unit 7 included? If new driveway (gravel or otherwise) is created, then the impervious area will increase. Shoreland Permit needs, although approved by the State, must be reviewed.

Wesley made a motion to adjourn, Joe seconded, and the meeting was adjourned at 8:41 PM.

FINAL

Bridgewater Planning Board
May 17, 2022 Minutes

Board members present: Acting Chair- Ken Weidman, Richard Hallberg, Steve Hering, Amy Cunningham, Michael Capsalis, Ex-officio- Terry Murphy

Public present: James Hand, Nancy Hand, Ellen Hand, David Hand, Kristin Hand, Ethan Wood (Attorney) Matthew B. Barnard, Alan Barnard- LLS 663, Jeff Burd- P.E., Kim Robinson, Brad Robinson, Kevin Leonard- Principal Engineer of Northpoint Engineering and the Planning Board's consultant, P. Wesley Morrill Jr., and Mike Duffy

Ken called the meeting to order at 7:02 PM then directed the Board to review the minutes from May 10, 2022. Steve made a motion to accept the minutes as written, Dick seconded. All in favor, all approved. Motion passed. The board then reviewed the minutes from April 19, 2022. Steve made a motion to accept the minutes as written, Dick seconded. All in favor, all approved. Motion passed.

Ken introduced Mike Duffy who is an engineer and the overall project manager of the proposed solar project at Whip-o-Will. Ken asked if Mike's questions would be quick and if so, invited him to speak before the meeting with the Hands began. Mike agreed and shared that he attended the meeting to give the Board a preapplication that he had been working on since his meeting with the Board last month. The preapplication packet included the application for site plan approval, abutters list, site plan drafts, easement deed, information sheets from the solar panel manufacturer DUOMAX twin bifacial dual glass 72 layout module and SunModo ground mount system, pictures of the solar array, statement of authorization from SunFlower LLC, and the fee schedule. Mike Duffy asked if he needed to include a document that stated he is Whip-o-Will's agent to which Michael replied yes. Mike Duffy then asked if he had to notify both owners of Ambrose Bros separately or if he could address it as one and Ken answered it should be done separately. Mike Duffy followed up by asking if he had to notify one abutter that was in Plymouth and Ken said yes. Mike Duffy then requested the Board thoroughly review the application at their earliest convenience and notify him if there is anything missing from the application. Mike Duffy left the meeting.

Alan Barnard, a licensed land surveyor from Barnard Survey Associates, Inc., announced he had a presentation prepared and distributed new plans for the proposed changes at Sandybeach of Newfound. Ken asked if the new plans showed all abutters and Alan Barnard said yes. Ken and Steve went on to verify name by name that each abutter was both listed on the mylar, and that a receipt was received.

After the application and notifications were complete, Michael asked if the town had received a fee yet. Alan Barnard stated he was under the impression that this was a continuance from a year ago and was unaware a new fee was required. Michael explained

that it was, and Alan Barnard stated he will send it. Ken suggested there be a motion made to accept the application as presented. Amy made the motion, Steve seconded. All in favor, all approved. Motion passed.

Alan Barnard discussed changes that were made and then depicted on the new site plans. One change was the relocation of unit 3 that had been pulled away from the road and shoreline. He went on to explain a change in the bedroom count. He stated that units 1, 2, 6 and 12 were all going to increase by one bedroom, adding 4 bedrooms total to the original 36. Discussion was held addressing discrepancies in the number of total bedrooms in previous plans. Matthew Barnard clarified there are existing bedrooms and 4 proposed new bedrooms for a new total of 40 bedrooms. Alan Barnard then stated that the plans for that were currently at the State level awaiting approval for an amended subdivision. This change results in an increase to 6,000 gallons per day that must be finalized before the septic can be approved. He stated NH DES currently has those plans and all questions have been answered.

Michael shared his calculation that the wells will need to produce 650 gallons/hour. James Hand confirmed and stated he came to the same conclusion and that with two wells there would be over 4.3 gallons/minute. James Hand then said he is going to get a yield test and find out the total water capacity. Alan Barnard stated that it is a non-transient water system and that yields are not necessary if there is a storage capacity. Steve asked for more information about the storage capacity. Jeff Burd replied there are two spheric storage tanks in unit 8's basement.

Jeff Burd added that DES is less concerned with the amount of water and more concerned with the quality of the water. Terry cited a similar situation at Whittemore Shores where the units had been altered and they could no longer find enough water. Michael stated that there is a reason why developers develop 24 lots or have 15 separate unit connections to get out of community water systems. Operators are then unnecessary.

Jeff Burd stated that DES was okay with the proposed garage being added in the protected well radius. Kevin Leonard then asked about the proposed waterline in the vicinity of that garage. Alan Barnard explained it has been changed because they don't know exactly where they are located. James Hand stated that all pumps, in lines, and out lines are located at unit 8. He said that he thinks the exact locations are correct now. Kevin Leonard then stated all of his water system questions had been answered. Terry stated that the septic and water seem fine, the engineer had reviewed it, and the state will review it as well.

Ken brought up the drainage issues. Jeff Burd then handed out the drainage plans and report to each member of the Board. He stated that he had gone to the site last fall after a rainstorm and witnessed the huge puddle between units 3 and 7. He described a flat swale next to the road that ran sluggishly. He proposed adding leaching catch basins with a perforated pipe embedded in a stone that will then drain to the sand below and create temporary storage. He also suggested building up the driveway some to direct the water to the basins and any remainder could then travel down the existing swale. He stated that

included in the calculations of the report is an increase of the trench size to 6' wide for added storage and area to percolate into the ground. Steve then mentioned that the plans did not include what dry well they would be using.

Terry added that the drainage is in the town's right of way and the majority drains toward the town road. He suggested P. Wesley Morrill Jr. give his input as he has experience with this and asked Kevin Leonard to review the high-water table draining into the roadway or right of way. Alan Barnard stated that they are trying to solve this existing problem and that the new plans do not create or exacerbate the current drainage issues. Jeff Burd indicated that he doesn't think there's enough elevation to culvert the water. Steve asked if the two catch basins could be moved from the right of way. Jeff Burd replied that the further back you go, the more need there is to excavate. He wanted to keep in front of the boulder to avoid using dynamite. He thinks it will work in the seasonal high-water table but if not, it will work 90% of the time. Steve asked if it was designed for a 25 year event and Jeff Burd said yes. P. Wesley Morrill Jr. added that there are other ways to get around boulders besides dynamite. Nancy Hand went on to describe the boulder as at least 4' above ground and more than 6' underground; they could not find the bottom of it. Jeff Burd stated that the road agent was okay with the design. The question was asked who will maintain it in the right of way. Jeff Burd stated Nancy Hand, who then rebutted that it would be the condominium not her personally. Terry stated that while the Board doesn't want to see additional drainage to the road, he doesn't think this issue should deter the Board from approving these plans.

Kevin Leonard referred to a letter he received in April about the right of way he questioned a year ago. He stated the hydrology report needs incremental change but that it could be fixed offline. Ken then asked Kevin Leonard if he was concerned with the driveway grade. Kevin Leonard answered that winter maintenance- snowbanks could divert ice onto the road if not maintained well. Jeff Burd described the grading detail of the driveway. He said the center of the road is higher than the edge and is depicted by flow arrows on the drainage plans. He stated the paving contractor would be aware to avoid grading the road straight. Ken asked if there was an intent to pave to which James Hand said yes if it will solve the problem. Jeff Burd recommended paved aprons stopping at the right of way. Ken asked if that would increase the impervious surface and Kevin Leonard said it's the same as gravel.

Terry questioned a possible future problem of if units 9 and 10 are converted or combined. He stated the Selectmen, Police, and Fire Departments do not want a new driveway there due to safety concerns. He stated there would not be access from the road and asked what the parking situation would be. Alan Barnard answered that each unit currently has assigned parking spots. Terry stated he wanted it in the record that what they are doing now may prevent parking in the future for units 9 and 10 due to not being able to add driveway or highway cuts. Allen Barnard said they were not asking for that now. Terry clarified that he wants it on the record anyway, but that what they are doing now is fine.

Kevin Leonard then identified a potential issue with lot coverage. Alan Barnard stated there is 12% lot coverage and when adding walkways, etc. that there is 15% lot coverage at most. He stated that the maximum allowed is 30% which they are well under.

Alan Barnard shared there was a new note on the plans delineating wetlands at the request of the Board. He went on say that substantial changes had been made to meet the requests of the Board.

Ken asked if there was any further discussion or questions from the audience. Ethan Wood introduced himself as an attorney representing the Hands and requested that the Board adds to the record that the plan seen tonight is materially different (bedrooms, drainage, etc.) than the plan that was submitted previously. He explained the reason for this is to prevent someone from alleging this plan is the same as submitted previously.

Ken stated that this was a new application, closed the general discussion, and asked if there were any questions from the public. He started off the Board discussion by asking Michael what his thoughts were. Michael said that the engineers did a fantastic job and that he likes Jeff Burd's design; 90% successful drainage is good. He agreed with Steve that the dry wells need to have the amount of gravel surrounding them to be specified in the design and agrees with Wes that there are other boulder removal methods. He put emphasis on the distribution system and wanting to make sure it was sized properly. He stated its more about volume and less to do with pressure. He asked if pipe sizing had been addressed. Kevin Leonard answered no and that he thought the drinking bureau would do that, it's not his expertise. Michael went on to say that parking is a Selectmen's' issue and he is not concerned with it.

Amy didn't have anything to add.

Steve said the plan is about there. He would like to know the volumes of the storage tanks. James Hand said he will find out and call with the answer tomorrow. Once that is on record, Steve said he would be okay with it. He stated he is concerned with the drywells being in the town's right of way.

Dick stated the plan seemed okay to him. He expressed that he would like to see the site.

Terry advised that the issue of water in the roadway needs to be resolved but separate from this proposal.

Ken requested clarification on the road labeled "Underlying FI is owned by Sandybeach" on the plan. Alan Barnard explained that Whittemore Point North has an easement with the town that gives them the Rights for drainage and utilities, but the condominium owns it. He said it is an easement highway and ownership extend to the high-water mark and the Bristol town line. Ken went on to say that his concerns are like Terry's and that he wants to know the water yield. James Hand said he would call with the water yield as soon as he finds out. Ken stated that the overall intent of Sandybeach seems to be converting the cabins to permanent housing and wanted to know what their long-term

plans were. There was no response to Ken's question. He shared his concern as well for the parking issues if units 9 and 10 are combined. Terry inserted that as long as it is in the record, that's all they need.

Ken then asked the Board for a consensus if they are ready to vote or if there should be a hold over for additional information. Michael suggested creating a conditional approval to which Ethan Wood said was legally okay.

Mike made a motion to the Board, "Conditional approval as presented, pending the results of yield test, both storage tank capacities, a distribution test of the water capacity, conditional to state approvals and provided clarification of the amount of stone around dry wells and the dry wells themselves, deferring to the Selectmen and road agent if the drywells are to be re-located from the Right of Way, and declaring that this plan is materially different from plans submitted previously." Steve made a motion to accept, and Amy seconded. All in favor, all approved. Ken then polled each present member of the Board. Richard, Steve, Amy, Michael, Terry and Ken voted yea.

Michael instructed the Hands to let them know when they will be coming back for final approval. Mike a motion to adjourn, and Amy seconded, and the meeting was adjourned at 8:55 PM.

FINAL

Bridgewater Planning Board
June 21, 2022 Minutes

Board members present: Acting Chair- Ken Weidman, Richard Hallberg, Steve Hering, Michael Capsalis, Jim Gickas, Joe Wilkas, Paul Wilson, Patrick Roach, Ex-officio- Terry Murphy

Public present: Mike Duffy- Horizons Engineering

Ken called the meeting to order at 7:03 PM. He introduced Patrick Roach as the newest member of the Bridgewater Planning Board and shared his experience on the Bridgewater Zoning Board and the Plymouth Planning Board. Patrick went on to introduce himself to the Board, and each Board member present introduced themselves to him.

Ken announced the Board will be hearing about the application from Whip-O-Will presented by Mike Duffy, the project manager of the project from Horizons Engineering. Ken stated the application appeared to be complete and that the site plan needed to be checked against the abutters list. Paul and Michael read off the abutters to Ken who verified each one. Ken asked for a motion to accept the application as complete. Michael made the motion, Steve seconded. Richard, Jim, Joe, Paul, Patrick, and Terry voted yea.

Mike Duffy then introduced himself and gave a brief history of Whip-O-Will's water project and existing easement with Ambrose Bros as described at the April 19, 2022 Planning Board meeting. Ken explained to Patrick that the Board has seen this application since Fall of 2021. Ken went on to ask each member of the Board if they had any questions. Richard said he had no questions. Paul stated he was satisfied. Michael asked if the solar panels would be hooked into the electric cooperative, to which Mike Duffy replied yes. Joe stated he had no questions. Steve asked if there would be fencing surrounding the solar array. Mike Duffy said that it has not yet been decided, but he is working with Bob Ambrose on that. Steve asked if there would be safety concerns without fencing, to which Mike Duffy replied no and that everything dangerous would be sealed and posted with voltage signage. Patrick asked if there would be underground power. Mike Duffy answered that during the well project a panel was installed, and the net metering was existing. Patrick then asked if tree removal was necessary. Mike Duffy said no. Patrick followed up his question by asking if there was a brush control plan. Mike Duffy stated that would be up to the electric cooperative to maintain and that there was not much growing there currently. Michael then asked Mike Duffy if he was good with our building inspector (Jim Gickas) stickering it and Mike Duffy replied yes. Ken asked each member of the Board to vote, and Richard, Steve, Michael, Jim, Joe, Paul, Patrick, and Terry voted in favor.

Ken then advised Mike Duffy that he needs to provide the Board with a mylar to get signed off. He instructed Mike Duffy to send it to the town office to get signed at the next

Board meeting. Michael then suggested that Mike Duffy include a title box that says approved by Bridgewater Planning Board along with three signature blocks. He explained that members of the Board would then be able to sign the signature blocks before the next Board meeting and someone would call Mike Duffy when it was completed so that he can pick it up and submit it.

Ken directed the meeting to old business and brought up the Sandybeach application to which a report had been submitted to the town. Terry summarized that the report included a report from Lewis Engineering describing the water distribution system to include a 2” feed and 5,000 gallons of water storage which was described as adequate, a subdivision approval from the State for amended lot sizing, and the approval of construction of an individual sewer system to allow for additional sewerage on the lot.

Terry then quoted the Planning Board’s May 17, 2022 minutes, “Terry questioned a possible future problem of if units 9 and 10 are converted or combined. He stated the Selectmen, Police, and Fire Departments do not want a new driveway there due to safety concerns. He stated there would not be access from the road and asked what the parking situation would be. Alan Barnard answered that each unit currently has assigned parking spots. Terry stated he wanted it in the record that what they are doing now may prevent parking in the future for units 9 and 10 due to not being able to add driveway or highway cuts. Alan Barnard said they were not asking for that now. Terry clarified that he wants it on the record anyway, but that what they are doing now is fine.” Terry went on to say that since that meeting, he received a letter from a person who signed a purchase and sales agreement for unit 10 prior to the meetings with the Board. Terry stated that the Hands did not ever mention this to the Board and that he felt it was disingenuous. Terry explained that he called this person upon their request, and she asked how they were going to access the property. Terry advised her that she would have to access the unit the same way it is being accessed now with assigned parking due to the conditional approval of the planning process that already exists. Terry stated he confirmed that with the attorney. Terry expressed that future parking limitations would not be grounds for hardship for a new owner based on the conditional approval of the planning process granted for the current owner. Terry voiced his disapproval in the matter.

Ken then asked Terry if the Selectmen, road agent, Kevin Leonard (the Principal Engineer of Northpoint Engineering and the Planning Board’s consultant), and Jim Gickas (building inspector) had reviewed the piping near the rock. Terry stated that they had not but ensured that they would before the next Planning Board meeting.

Ken then directed the Board to review the draft minutes from May. He instructed that in the future, all presenters from the audience/members of the public will be addressed by their whole name in the minutes. Ken stated that P. Wesley Morrill Jr. was sitting as a member of the public for that meeting and needed to be moved from the Board members present section to the public present. Ken also requested page numbers be added to future minutes. He then stated Ethan Wood needed to be identified as an attorney representing the Hands. Ken cited the Board’s agenda format and stated that moving forward, all votes will be described in the minutes by member as opposed to being described as unanimous.

Steve then questioned wording regarding what was being deferred to the Selectmen and the road agent regarding the location of the dry wells in the Right of Way.

Ken asked if there was a motion. Michael then made a motion to accept the minutes as amended and Steve seconded. Ken stated there were three abstentions for this vote (Joe, Paul, and Patrick). Richard and Terry voted yea.

Michael made a motion to adjourn, Paul seconded, and the meeting was adjourned at 7:47 PM.

FINAL

Bridgewater Planning Board
July 19, 2022 Minutes

Board Members Present: Acting Chair – Ken Weidman, Joe Wilkas, Patrick Roach, Richard Hallberg, Michael Capsalis, Paul Wilson, Amy Cunningham, Steve Hering, Ex-officio – Terry Murphy
Notes taken by Joe Wilkas

Public present: Neighbor of Hiltz Construction

Ken called the meeting to order at 7 PM

Item#1: Application from Brandon Hiltz Construction Co.

Ken reviewed the application for Motor Vehicle Inspection Company to be run in existing building(s).
Application is complete.

No check was included with application. \$150.00 due

Notices were sent to: Michael Brown, Jeff and Janet Hiltz, (and more....see application)
.....all appear OK.

Ken read from the application:
There are two types of Motor Vehicle Inspection Permits: Commercial and Fleet.
The application didn't say which.

Ken: Motion to Accept?

Mike: We can't approve because no check was included.

2nd: Paul Wilson

All voted in favor not to accept, so Application is continued until next meeting.

Hiltz was represented by neighbor who acknowledged application was tabled because of no check

Item #2: Hand's Sandybeach Condo Development

Hand's provided requested well yield test results which look OK, but previous concern about distribution capability brought up discussion.

Distribution line initially shown as 1 inch pipe is now shown as 2 inch pipe, but not stamped. Mike expressed concern but Terry believes will be OK.

Discussion continued: Is 2 inch pipe adequate for ~38 bedroom requirements? Compare to examples of 1 ¼ inch line at the Catholic Church, and 6 inch pipes beneath roads at Whittimore Shores.

There is concern for future Town liability if town approves plan with possible inadequate water flow because of plan showing only 2 inch distribution pipe.

Terry is to ask Kevin Leonard to confirm if 2 inch pipe output from tanks is adequate for ~40 bedrooms. If he says it's OK, then we'll ask our Lawyer because we're concerned about Town liability.

Amy asked if the previous drainage issue had been resolved.

Terry responded that he reviewed and it appeared OK by grading pitch towards the low area in back.

Another discussion began about parking, with conclusion that the Town's requirements are clear so it's a burden on the Condo association and Hands, not the Town.

Item #3: New Business:

A new garage is being proposed behind existing barn at the Newfound Lake Inn, with a drawing of the proposed building's appearance included with proposal. There is a canvas garage or Quonset Hut there now, and it's also shown on their approved plan.

Is a new plan and approval needed, or just come in for a site plan review?

Ken brought up concern for parking – more is often used than approved, and police support was supposed to be requested when approved parking was to be exceeded but that support was never requested, and a larger parking area was paved than approved for paving. Parking and pavement was discussed but without conclusion.

Back to the garage – Terry said there's a marking for a proposed garage on the approved plan, and it appears to meet our rules assuming it's ~ 20 x 30 ft. Lots of discussion occurred about details, size, etc., of current canvas vs proposed building.

Conclusion: OK, we'll approve a ~20 x 30 ft garage building in same location if no bathroom(s) and no upstairs. Jim will go look at it as it progresses.

Item #4: Approval of June 22 Minutes

Ken – should we approve June 22 meeting minutes? There are still a few edits needed. So we decided to wait until Sarah returns.

Paul moved to adjourn the meeting

Amy seconded

All agreed, so meeting was adjourned.

FINAL

Bridgewater Planning Board
August 16, 2022 Minutes

Board members present: Acting Chair- Ken Weidman, Steve Hering, Jim Gickas, Joe Wilkas, Paul Wilson, Patrick Roach, Ex-officio- Terry Murphy

Public present: Brittany Durack, Alan Barnard, Frank Doyle, Craig Hall, Holly Emerson, P. Wesley Morrill Jr.

Ken called the meeting to order at 7:00 PM. He briefed the agenda to the Board and listed the members present. The meeting began as an organizational session with Ken nominating Patrick as the new Chair of the Board. No other nominations were made, and no additional discussion ensued. Steve seconded the nomination, and Jim, Joe, Paul, and Terry voted yea. Ken stated he was willing to remain the Vice Chair.

Ken directed the meeting to the Brandon Hiltz Construction Co. application for a new motor vehicle inspection station as discussed in the July 2022 Board meeting. Ken updated the Board that a check had since been received and all notices had gone out. Brittany explained to the Board that there is an existing shop and a mechanic who has been an inspector previously. Ken asked what type of inspections would be done to which Brittany replied large vehicles and motorcycles. Ken asked if it would be open to the public and Brittany said yes. Paul questioned if commercial vehicles would be inspected there as well, and Brittany answered yes. Patrick asked what the hours of operation would be. Brittany said that was to be determined but likely by appointment only. Patrick asked if new signage would be erected by the road and Brittany said no. Joe asked about the state application for this, and Brittany stated that she had sent it in not knowing the Planning Board portion had to be completed first. She said the state returned her application, but she would resend it after the Planning Board piece was completed. Patrick asked how many mechanics would be employed there and Brittany stated one. Ken asked if they are prepared to purchase inspection equipment. Brittany responded yes; it would only involve renting a state computer and buying the physical stickers. Ken asked for public questions. Wes stated that inspection stations must have a dedicated phone line. Paul made a motion to accept the application and Patrick seconded. Ken, Steve, Jim, Joe, and Terry voted yea, and the motion carried. Ken stated the application had been accepted and asked for a vote to approve the application. Patrick made a motion to approve, and Steve seconded. Ken, Jim, Joe, and Paul voted yea. Terry abstained. The motion carried. Ken directed Brittany to move on with the state process. Brittany left the meeting.

Ken advised the Board that he and Paul attended the Hebron Planning Board meeting regarding the Kelby Motel. He stated that Hebron approved the application pending the ZBA approval regarding the northern part of the motel that is encroaching the set back and south side. Alan stated that the ZBA has since approved it. Paul presented the plans

of the former Blue Moon Motel. The issue at hand was an existing laundry building located in the town of Bridgewater. Alan stated the building meets the Bridgewater setbacks. Patrick asked if Hebron approved the plans. Alan said yes both the Hebron Planning and Zoning Boards had. Ken introduced Frank Doyle to the Board who is the new owner of the motel. Ken asked the Board if they thought it necessary for Frank to present a site plan to Bridgewater. Terry stated that if they had been notified, he didn't think it was necessary. Paul stated services will be on in Hebron. Alan expressed abutter notices went out twice and no one objected. Ken stated he was fine without a site plan presentation; he couldn't see the advantage to it. Patrick stated as long as Hebron did their due diligence that he was fine without a site plan presentation as well. Paul asked if there needed to be a motion to which Ken replied yes and for it to include not requiring a site plan presentation. Paul made a motion and Joe seconded. Ken, Steve, Jim, Patrick and Terry voted yea. The motion carried. Alan asked if a building permit was needed if the laundry building was renovated and Jim Gickas advised him yes. Frank thanked the Board for their time.

Ken directed the meeting to the next item on the agenda: Newfound Country Store. Ken read off the abutters to Patrick who verified each notice. Ken stated the application is for a lot line adjustment, and that the application is complete and signed by Craig and Holly with a check included. Ken requested a motion to the application as complete. Patrick made a motion and Paul seconded. Ken, Steve, Jim, Joe, and Terry voted yea. The motion carried. Alan then passed out plans to the Board members and differentiated the two current lots as they stand and what they would be after the lot line adjustment. Holly stated the lot lines were being changed for future use. Paul asked about the Right of Way. Alan read off the section of the plan regarding that. Paul asked if there was a legal Right of Way now and Alan said yes. Patrick asked which property the shed will be located on because of the setback issue. Holly expressed that the shed may be demolished, but if it isn't she will ensure it meets all setback requirements. Steve requested information on the well. Alan stated there is an existing well easement. Ken asked about the location of the proposed shop. Alan said they moved it due to the driveway. Ken asked the Board if they had any questions and closed this section. The conversation was then moved to the abutters and Wes shared he thought it was a great idea. Ken closed the abutter section. No other neighbors were present. Paul made a motion to accept the application with precondition that the shed meets 20' setback if moved instead of demolished and Joe seconded. Ken, Steve, Jim, Patrick, and Terry voted yea and the motion carried. All Board members signed the mylar and copies of the plans.

Ken questioned to Terry why the secretary present at meetings is not the same secretary that notifies the newspaper. Terry stated it was an accommodation at the time, and that from now on the secretary present at meetings will be the one to notify the newspapers. Ken stated that the website needed to be updated and the changes voted on in the October meeting need to be added to the application on the website.

The Board then reviewed minutes from June and July. Patrick made a motion to accept the June minutes, Paul seconded. All were in favor. Paul made a motion to accept the

July minutes, Patrick seconded. All were in favor. Terry made a motion to adjourn, Steve seconded, and the meeting was adjourned at 8:02 PM.

FINAL

Bridgewater Planning Board
October 18, 2022 Minutes

Board members present: Chair- Patrick Roach, Steve Hering, Joe Wilkas, Paul Wilson,
Ex-officio- Terry Murphy

Public present: Gary Doyon, Margaret Doyon, John McColley, Alan Barnard

Patrick called the meeting to order at 7:00 PM. He reviewed the application from Alan Barnard Survey Associates on behalf of Gary and Margaret Doyon for a proposed subdivision located at 859 River Road. Paul and Terry stated they had verified that all abutters had been notified prior to the meeting. Patrick asked the Board for a vote to accept the application as complete and Steve, Joe, Paul, and Terry voted in favor.

Alan presented the Board members with copies of the revised plans. He explained the history of ownership of the lot. Discussion was held orienting the Board to the plans to include the terrain of the property, location of the existing snowmobile trail, area that would be required to adhere to the Shoreland Water Protection Act if altered, setbacks, power/utility lines present on the property to include their existing easement, and possible well locations. Terry stated for the record to show that if the existing garage and shed/cabin stay, they cannot be used for living purposes in the future. Alan assured him there is no facilities currently on lot 2B, but there is an existing house with well on lot 2A. He informed the Board that there is an alternate well site on 2B as required by the state to subdivide. Alan then stated that since the submittal of the application to the town, the state has granted subdivision approval.

Terry asked about the soil to which Alan explained its loamy sand. Alan stated lot 2A has 2.015 acres of countable land and lot 2B has 3.025 acres of countable land. He went on to say that the lot has two existing driveways with permits, and one will be used for each lot. He showed the test pit locations to the Board and showed possible septic sites.

Paul asked if the garage hits the setback and Alan said no. Gary stated the garage will eventually be removed. Patrick asked where on the lot they would be building the house and Gary answered to the rear of the garage, 110' from the street. Patrick followed up by asking what size the house will be. Gary responded the house will be a two-story custom modular of roughly 2,800 square feet.

Paul made a motion to approve the application for the subdivision and Joe seconded. Patrick, Steve, and Terry voted yea, and the motion carried.

The Board then reviewed minutes. Paul made a motion to accept the August minutes, Patrick seconded. All were in favor. Paul made a motion to adjourn, Jim seconded, and the meeting was adjourned at 7:30 PM.