

FINAL

Bridgewater Planning Board  
February 16, 2021 Minutes

Board members present: Gordon Tapply, Michael Capsalis-Acting chair, P. Wesley Morrill Jr, Ken Weidman-Vice-chair, Joe Wilkas, Dick Hallberg, Amy Cunningham, Terry Murphy, Steve Hering

Public present: Ethan Wood, Laura Spector-Morgan, Alan Barnard, Nancy Hand, Kristin K. Hand, John H. Hand, Ellen H. Hand, David Hand, Richard Lobban

Mike called the meeting to order at 7:11PM. Mike turned the meeting over to Alan Barnard who passed out new plans. Alan explained the Unit #7 dimensions had changed slightly and the position of the garage had been changed from the previous plans. No new changes had been made regarding Unit #3. The new plans also showed possible placement of a storm water treatment area. Alan indicated the NH DES has approved a 3 bedroom septic system. Alan said another concern from the engineer was the well and water system and the State's response was that the addition has no effect on the well. Alan also said he had confirmed the Town's assessments as far as bedrooms and they match. The board has concerns about the number of bedrooms stated on the plan and the actual amount. This will be addressed by our Town Counsel

The board stated they will require a stamped set of plans by a water systems engineer with emphasis on the distribution system. Also the future effluent disposal area shall be shown and marked by a licensed septic system designer.

Ken asked if the assessor went into each building and Terry said the assessor is not required to go into each building. The building inspector did visit the property and initially rejected a CO because of the number of bedrooms and some safety items that were incomplete. DES was contacted regarding the number of bedrooms. Their response was to have the advertising reflect the 3 bedroom design.

Terry expressed concern about the on/off street parking.

Ken asked for confirmation the recent application included the addition of the garage and porch and the replacement of Unit 3 and Alan confirmed it did. Ken indicated he had seen the 3 bedroom building advertised as a 5 bedroom building.

Mike asked if any abutters were present. Richard Lobban was present and he gave Mike a letter expressing various concerns which he also spoke on briefly. Mr. Lobban said from the Hand's website, it is advertised they can have up to 85 people present. Mr. Lobban feels that number should be considered when reviewing the septic system needs. Mike asked Mr. Lobban if he could share the letter with the Town's attorney and

Mr.Lobban said he could. Mr. Lobban also expressed concern about the number of guests allowed and the ability of the Hand's to endorse their 'guest' policy. Alan said the State has approved for 72 bedrooms and that is what the Board should go by.

The Board has the following points as concerns to be addressed:

- Water system and storm water retention plan including capacity, distribution, service, storage for all water related items
- Number of bedrooms
- DES approval for bedrooms applicant is claiming
- Septic disposal area backup plan
- Parking concerns specifically off street and units 9 & 10

Terry asked how many acres were added when the Hand's bought the last parcel of land and Alan indicated it was 1.7 acres.

Ken asked how much lot coverage there was and Alan said about 10%.

Ethan proposed the meeting be continued until April 20, 2021. Laura indicated she will need to send someone else in her absence as she will be away.

Mike adjourned the public meeting at 7:49PM

The November minutes were then reviewed with a few proposed changes. The minutes were then approved by all present. The December minutes were reviewed next. A few changes were proposed and the minutes were then approved by all present. Ken asked for a status/update on the Hiltz Bond and Terry said the lawyers were discussing it

Gordon then made a motion the meeting be adjourned which was seconded by Wes and the meeting was adjourned at 8:01PM

Respectfully submitted,

Denise Stark, Secretary.