

FINAL

Bridgewater Planning Board
May 18, 2021 Minutes

Board Members present: Richard Hallberg, Ken Weidman- Vice-chair, Michael Capsalis- acting Chair, Paul Wilson, Steve Hering, Joe Wilkes, Amy Cunningham, Ex-Officio Terry Murphy

Public present: James Gickas, Jeff Hiltz, Rob Ambrose, Mark Moser, James Hand

Mike called the meeting to order at 7PM. Mike explained that Hands had asked for a continuance. Paul moved to accept, Amy seconded, all approved.

Next was the Ambrose application. Mike said the Town Office will let Ambrose know the fee due and Ambrose will send the Town a check. Mike said the application was all in order and asked the Board to accept it. Paul moved to accept, Ken seconded, and all approved. Mark Moser presented the plan for the applicant. Mark indicated the storm water will be retained on the property and that the reclamation plan is done in accordance with the RSA. Mark stated that no more than 7 acres will be opened up at a time. Ken asked if the previous sub-division plan would be extinguished and it was agreed that would be done if all State approvals went through and all permits were issued. Ambrose will complete a voluntary merger form to include the extinguishment of the sub-division at that time. In addition, Kevin Leonard from Northpoint, the Town's engineer, will review everything as well and conditional approval will be subject to Kevin Leonard's approval. In addition, the amount of the bond needs to be decided between Kevin Leonard and Ambrose.

Mike confirmed there are no changes in the operations. Paul asked Ambrose to define their normal hours of operations and Mark will add that to the plan. Normal operations are Monday through Friday 7-4:30.

Terry asked about excavation at the boundary line. Mark said that as part of the AOT permit, abutters can either request the 50 ft set back or an abutter can allow them to be closer if abutter wishes. Terry asked what the green dotted line on the plan represents and Mark said it's the limits of excavation. Terry asked about steepness and fencing and Mark said anything steeper than 2 to 1 requires fencing.

In Summary: Conditional approval is granted once all approvals and permits are in place, Ambrose will complete a voluntary merger form to include extinguishing of the previously approved subdivision. Plans will be reviewed by Kevin Leonard and the bond amount will be determined by Kevin Leonard and Ambrose. Mark will notify Mike when plan is ready for Board Members to sign

Ken confirmed the application is for the entire project but only 7 acres will be disturbed at a time. Mark said The State requires an update to the application every 5 years. Ken asked how long it would take them to go through the 7 acres and Ambrose said it depends upon the demand for the materials but usually it is several years. Terry suggested it be done in phases as excavation permits will have to be acquired at various stages. Mike asked if there were any more questions from the Board and there were none. Mike asked if there were any questions from the public and there were none. Mike asked when they think they will have everything ready and Mark said he will let him know when everything is ready so that the Board Members can sign the plan. Mark confirmed if the conditions and approvals need to be on the site plan and Mike said yes. Mark would like a copy of the conditions that need to go on the plan. Mike moved for conditional approval, Ken made the motion, Terry seconded, all approved.

The minutes were reviewed next with Ken making a few suggestions, Paul motioned to accept, Ken seconded, all approved.

Terry said he had talked to Laura, the Town Attorney, about short term rentals and asked her to make a few suggestions. (Update: There is already a section in the zoning now regarding short term rentals). Terry also stated in regards to zoning for different areas of the town – lakes vs. mountains, there has been some new legislation concerning this and The Board may want to review it. Terry suggested The Board come up with some guidelines and The Town will deal with enforcement of them if and when it becomes necessary. Terry reminded The Board that they need to present it in a way where all will see the benefit. Ken moved to adjourn, Steve seconded, all approved.

The meeting was adjourned at 8PM.

Sincerely,

Denise Stark, Secretary