

Town of Sullivan, NH
Planning Board
Meeting Minutes, July 01, 2020
Sullivan Town Hall

Members present: Leslie Casey (Chair), Peter Miles, Dorothy Miles, Paul Bolduc (ex officio; acting secretary)

Public present: Kevin Dean Sr. (95 Boyton Road, Sullivan), Kevin Dean Jr. (20 Pine Street, Swanzey)

A quorum was reached. The meeting convened at 7:04 pm.

Ann Sweet (alternate) attempted to attend via videoconference but was unable to do so for unknown technical reasons.

L. Casey moved to approve the minutes as written from June 2020; D. Miles seconded. L. Casey suggested that wording regarding the Blanchard driveway permit for 69 South Rd. be amended to “approve the application” instead of “accept” the application. L. Casey and P. Bolduc approved the minutes as amended. P. Miles and D. Miles abstained as they were not present at the June meeting.

Gilsum Rd., preliminary conceptual consultation re possible subdivision (Lot 3-028-000)

The subject lot is currently owned by Dave Oulette. It has approximately 50 acres, and has been recently logged off. Kevin Dean Sr. and Jr. indicated that they wished to look into the potential for creating up to 3 house lots initially, and as many as 8 to 10 house lots when fully developed, to help guide their decision as to whether to purchase the property. There is an existing foundation and shed. A sketch of the proposed development is included in these minutes as an appendix.

The Dean’s shared their desire for keeping a rural atmosphere and limiting tree-cutting to keep the character of the town intact. The proposed houses would be modestly-sized ranches or capes for residential purposes. K. Dean, Sr. indicated that he would be the builder.

L. Casey started the consultation discussion by reviewing permitted land uses in the Sullivan Rural Residential District per the Community Planning Ordinance, as well as those that are permitted only by special exception (e.g. multifamily dwelling units). She also reviewed some of the Subdivision Regulations, which define a subdivision that creates 4 or more lots or involves the creation of new streets and/or utilities as a “major subdivision.”

L. Casey went over the phases for the review procedures by which an applicant may discuss and resolve any issue as a pre-application process, per Section IV of the Subdivision Regulations. All were reminded that a preliminary conceptual consultation is non-binding and may occur without formal public notice.

In the design review phase, on the other hand, specific design and engineering details would be discussed, and abutters and the general public would have to be notified.

The lot is not on the boundary with any other town, so the proposed development should not have regional impact. The boundaries of the lot were discussed, as well as the potential use of what is now a logging road to access the subdivided lots. K. Dean, Sr. indicated his confidence that water and septic would not be problems. The existing foundation had a house with a good well.

Two lots of 2 acres with the required 200 feet of frontage on Gilsum Rd. are included in the proposal. A third proposed lot would have less than 200 feet of frontage on Gilsum Rd. if the logging road were to be designated a Class V or better road. However, that lot would have greater than 200 feet of frontage on that road, and access to that lot would be via that road.

K. Dean, Jr. indicated that the back section of the lot is ledge, and there are some areas that seem to be wet. He expressed that he envisioned building lots of approximately 2 acres, with the remaining land, particularly the ledgy and wet areas, set aside as communal conservation land. L. Casey shared a development option for consideration which allows smaller building lots, as long as the density does not exceed 2 acres per house overall. Any wetlands would not be counted toward acreage. This is under Alternative Development, Article IV, Section N of the 2019 CPO. It would require that conservation easement be recorded to preserve the undeveloped land.

L. Casey offered to do research in an effort to better understand what is required to establish a new road, what category of road it would be, and what impact the road right-of-way would have on the ability to create a third conforming building lot on Gilsum Rd.

L. Casey went over the required information for a design review, and the Major Subdivision Checklist with the Dean's:

- Name and Address of Property Owners
- Surveyor
- Locus Plan
- Boundary Survey
- Property Lines, Acres
- Property Map ID
- Abutting Property Owners
- Proposed Easements
- Proposed Buildings
- Stonewalls
- Proposed Roads
- Road Profiles
- Soil Data
- Septic and Well
- Copy of Deeds

They indicated they understood that professional services, etc. would be required to get to that phase of review, and felt they could make a decision on the land purchase prior to that.

Leslie explained that the Planning Board can approve a subdivision application conditionally with approvals and permits coming in later from the state.

The Deans thanked the Planning Board for helping them with the process. They left the copy of the property sketch with the basics of what they desire to do.

Sullivan Driveway Regulations

Leslie decided to hold the review of the Driveway Regulations to next month.

Other Items

Selectmen's report – P. Bolduc shared the ongoing processes with out-of-compliance properties and trying to establish Standard Operating Procedures for dealing with these town issues. He also shared the growing concern of dogs, leash laws and barking.

L. Casey moved to adjourn the meeting; D seconded. All approved. The meeting adjourned at 8:14 pm.

Respectfully submitted,

A handwritten signature in black ink that reads "Paul Bolduc". The signature is written in a cursive, slightly slanted style.

Paul Bolduc, Acting Secretary

2007 11/15
11/15/07

6

3-023-000

2 ac

3-028-000

50 ac

3-024-000

40 ac

3-027-000
4 ac

3-026-000

13 ac

3-025-001

1.91 ac

3-031-002

16.1 ac

3-031-003
2.51 ac

119 PK
SUNSHINE

2ac 2ac 2ac

2ac

2ac

2ac

2ac

2ac

2ac

2ac

2ac

2ac

2ac

Road

Road

GIL SIM RD

3-030-01

67 ac