

1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **January 24th 2011**
3 **Meriden Town Hall**

4
5 Members Present: Jane Stephenson Mary Barnes
6 Allan Ferguson Jeff Albright

7
8 The meeting opened at 7:00pm

9
10 The December 20th minutes were approved as amended.

11
12 **Master Plan Update:** The Planning Board completed its review of the land use chapter
13 as drafted by the Upper Valley Lake Sunapee Regional Planning Commission.
14 Chairwoman Stephenson questioned the amount of reported development for the town as
15 compared to other towns in the area. Plainfield is shown as having 13% housing growth
16 from 1990 to 2000, while most other towns had 4%-5%. The Planning Board did a
17 quick review of reported housing starts for Plainfield from the annual reports and
18 determined that the actual housing growth was closer to 10%, but still higher than others
19 in the area. The amended information will be forwarded to the regional planning
20 commission for inclusion in the edited land use chapter. Once this work is complete and
21 the mapping work is finished the Master Plan Update will be done and the new document
22 posted up on the town's website. The population chapter will be updated once the new
23 census numbers are available.

24
25 **Other business:** Halleran reported that the town has now had what hopefully will be the
26 final hearing on the Ralph Demasi v. Town of Plainfield lawsuit surrounding the
27 improvements to Townline Equipment some years ago. The judge is to decide the one
28 remaining issue on the case based on the certified record. A decision should be available
29 by early March.

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31 The meeting adjourned at 8:30pm. The next Planning Board meeting will be February
32 21st.

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34 Submitted,

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36 Stephen Halleran

Jane Stephenson, Chair

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1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **May 2nd 2011**
3 **Meriden Town Hall**

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5 Members Present: Jane Stephenson Mary Barnes
6 Allan Ferguson Jeff Albright
7 Mike Sutherland Judy Belyea
8

9 The meeting opened at 7:00pm
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12 The January 24th minutes were approved and signed as proposed.
13

14 **Matthew Jackson:** Halleran explained that After FX has now been approved by the
15 Zoning Board and Joanna Jackson will be attending the board meeting on May 16th to
16 determine whether a second site plan review for the building is necessary. In receiving
17 their ZBA approval, the applicant represented that there would be no changes to the
18 exterior of the building. No signage and no new outside lights are proposed. Four
19 additional trees have been planted to improve the screening of the building from Route
20 12A side toward the Sutherland residence.
21

22 **KUA Field House:** CFO Jim Gray will be attending the Planning Board's June 6th
23 meeting to discuss with the full board, the school's desire to not construct at this time the
24 entry ell on the Field House. This building is intended to have locker rooms and
25 bathroom facilities. For the first year, KUA would like to have users of the building go
26 to the hockey rink for lockers and bathrooms.
27

28 **Other business:** The board completed the meeting with a general review of ongoing
29 projects. Mike Sutherland is nearly finished with his work to convert the now nearly
30 completed Planning Board Master Plan update to a web based application.
31

32 Halleran reported that the Planning Board's efforts to make accessory apartments an easy
33 option for all property owners in town has started to produce some results. In several
34 cases these units provide property owners, additional income, allowing them to stay in
35 their homes. The relatively affordable rental apartments provide some housing options for
36 young people moving into town.
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38 The meeting adjourned at 8:15pm.
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41 Submitted,

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43 Stephen Halleran

Jane Stephenson, Chair
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MINUTES OF THE PLAINFIELD PLANNING BOARD
May 16th 2011
Meriden Town Hall

Members Present: Mary Barnes
 Allan Ferguson Jeff Albright
 Mike Sutherland Judy Belyea

The meeting opened at 7:00pm

Judy Belyea was appointed Chair for this meeting.

Matthew Jackson: Joanna Jackson meet with the Planning Board to determine if it would be necessary for her son Matt Jackson’s business to now go through a second site plan review. Board member Mike Sutherland recused himself from these discussions as he is an abutter. The Zoning Board has now issued a business approval for an auto detailing business at the #830 Route 12A location. At the time the building was constructed, it was for personal use only; but because of the building’s size, it did go through the site plan review process. See attached ZBA approval.

Joanna Jackson explained that since the ZBA hearing Maty has added additional screening for the Sutherland residents and that the business use has no changes proposed for the outside of the building. No signs advertising the business are planned and there will be no changes to outside lighting. Mike Sutherland agreed that the screening has been improved and that the issues concerning employee conduct coming and going from the site have been much improved in recent weeks. There has been no ATV riding on the front of the property and that has been very much appreciated by neighbors.

Halleran noted that the building will soon be receiving a required inspection by both the town’s fire chief and building inspector as was required by the Zoning Board approval.

Selectman Belyea asked if the business would still be interested in helping with the removal of the above ground utility poles that were much discussed when the building was built. Joanna noted that Matt would not resist the removal of the poles, however, she was unwilling to commitment the business to any financial participation.

Given the level of detail in the Zoning Board decision, the lack of exterior changes or even operational changes to the site, board members voted to not require a new site plan review. Board members noted that if the business operations do change or some exterior modification is requested, a second site plan review would be likely at that time.

1 **Other business:** Board members held a general discussion about the coming schedule.
2 Meetings will be held on June 6th and June 20th.

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4 The May 2nd minutes were approved as amended.

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8 The meeting adjourned at 7:45pm.

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10 Submitted,

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12 Stephen Halleran

Judy Belyea Acting Chair

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1 **Minutes of the Plainfield Planning Board**
2 **June 6, 2011**
3 **Meriden Town Hall**
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5 Present: Jane Stephenson, Des Hudson, Mike Sutherland,
6 Judy Belyea, Jeff Albright, Allan Ferguson
7

8 Other: Jim Gray from KUA
9

10 Allan Ferguson recused himself from the KUA field house discussion, as he is a member
11 of the KUA Board of Trustees. Des Hudson, alternate, served in his place. Jim Gray
12 updated the Board on the status of the field house project, and provided a two page
13 summary of the ZBA and PB approvals and conditions, and what KUA has done to date.

- 14 1) The ZBA required KUA create 25 additional parking spaces. KUA enlarged the
15 parking lot at Miller, where 30 seniors now park. They built a lot near the hockey
16 field. A new 32 car lot will be built adjacent to the tennis court. Mr. Gray noted
17 that the green space north of the new field house will be graded to try to improve
18 drainage and dry out that area. The net additional parking spaces is 39, which
19 does not include handicapped parking spots that will be created near the entrance
20 to the field house.
- 21 2) The culvert permit has been received
- 22 3) A walkway near the tennis courts is planned.
- 23 4) The design of the driveway between the hockey rink and the proposed field house
24 has been modified. The driveway will widened, and a turn around area created.

25 Mr. Gray told the Board that KUA was about to sign a contract with an environmental
26 consultant, Bruce Gilday, who will provide peer review monitoring to ensure that the
27 adjacent wetlands are not adversely impacted by the construction. The Board strongly
28 encouraged KUA to have Mr. Gilday meet with the town engineer, Lou Caron, and Kevin
29 McNamara, the contractor doing the site work for the project, before any site work
30 begins. Mr. Gray said that the field house will not include the smaller 30' X 40' entrance
31 building which was shown on the original plans. KUA will be doing a feasibility study
32 over the summer to see if a fitness center could or should be added to the field house
33 building. If they decide to move forward with a fitness center, KUA understands they will
34 have to return to the PB for another hearing. In the meantime, people using the field
35 house will have to use the rest rooms at the hockey rink.

36 Mr. Gray discussed plans for lighting on the new building, and was reminded that all
37 fixtures need to be full cut off fixtures. Mr. Gray asked if the PB would reconsider their
38 decision to require Campus Way to be widened from 18' to 20'. This was a condition of
39 the site plan approval. KUA is concerned that moving the fence two feet closer to the
40 edge of the playing field might create a hazard for students playing on the field. KUA
41 will build the larger apron at the Main St. intersection to accommodate fire trucks, but
42 would prefer not to have to move the fence. The PB members stated that since the police
43 chief, the fire chief and the town engineer had all recommended a 20' roadway, it was
44 unlikely that this decision would change. KUA cannot appeal the original PB decision

1 because it has been more than 14 days since that decision was made. However, if KUA
2 wants to request a new site plan review hearing, they could do so, and a hearing could
3 probably be scheduled in July. Jeff Albright commented that the town regulations require
4 20' roadways, and Des Hudson mentioned the new International Building Codes do also.
5 Jeff Albright also reminded the Board that the Campus Way Drive had been 20' a few
6 years ago, but was narrowed by KUA to try to slow traffic. Mr. Gray said another
7 alternative might be to make Campus Way one way, with vehicles exiting onto Chellis
8 Road. He said he will talk about all these options with KUA administration.
9 Jim Gray also talked about the campus lighting plan. They have hired a landscape
10 architect who will be recommending new light fixtures, and KUA will share that
11 information with the PB when they get it. LED lights are being considered. Des Hudson
12 recalled that the PB had reviewed and approved the previous light fixtures, when they
13 were replaced along Main St. a few years ago. Mr. Gray said that the police chief has
14 concerns about inadequate lighting on Main Street, and consequently the Selectboard had
15 requested that KUA make improvements. We discussed the fact that there may be
16 differences of opinion between the PB, who want to promote "dark skies" initiatives, and
17 the Selectboard, who are responding to concerns by the police and other residents about
18 safety on Main St. We agreed the two Boards might need to meet jointly to review the
19 new lighting plan.

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21 The meeting adjourned at 8:30pm.

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24 Jane Stephenson, Chairman PB
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1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **July 18th 2011**
3 **Meriden Town Hall**

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5 Members Present: Mary Barnes Des Hudson
6 Allan Ferguson Jeff Albright
7 Mike Sutherland Judy Belyea

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9 The meeting opened at 7:00pm

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11 Chair Stephenson missed the first portion of the meeting, Mike Sutherland acted as
12 Chairman for the two annexation hearings.

13
14 **MacLeay Annexation:** The posted notice was read and Surveyor Wayne McCutcheon
15 explained the details of the project. Scott and Avis MacLeay have purchased the home
16 located at 44 Dodge Road (260-21) previously owned by David and Priscilla Eastman.
17 Before selling the house, Scott and Avis would like to transfer 9.6 acres to their abutting
18 home (260-22). As a result of this project lot 260-21 will be 14.4 acres and lot 260-22
19 will be 12 acres. Board members reviewed the plan, noting that the language about
20 future divisions within ten years as minor subdivisions is not on the plan. Wayne noted
21 that his was an annexation; no new lots are being created. However it was pointed out
22 that section 2.35 of the subdivision regulations defines annexation as a minor subdivision.
23 Des Hudson reminded the board that his annexation from last summer was required to
24 have the language on the plan. A quick check of town records revealed that most
25 annexations do not contain this language, but section 2.35 is clear in how annexations are
26 defined.

27
28 This being the case, the Planning Board voted unanimously to approve the project with
29 the condition that the ten year rule language is added to the final plan.

30
31 **KUA Annexation:** The posted notice was read and Surveyor Wayne McCutcheon
32 explained the details of the project. Director of Building and Grounds Doug Plummer
33 was in attendance for the school. KUA is annexing .10 of an acre of land to the rear
34 parking area of the Baptist Church. Recently, KUA and the church came to understand
35 that this parcel is not owned by the church. This plan is so that KUA can deed the acreage
36 to the church. Once completed the church would have .40 acre in the Village Residential
37 Zone. Board members reviewed the plan and here too determined that despite the fact
38 that no new lots are being created the language about the ten year rule should be included
39 on the plan. Wayne noted that the church land, even with the annexation is not large
40 enough to be subdivided. Board members then voted to approve the plan subject to the
41 addition of the missing language.

42
43 **Ten Year Rule note of clarification:** In requiring that the ten year rule language be
44 included on these two annexations the Planning Board is acknowledging the language in
45 section 2.35. However, the ten year rule is not a prohibition against subdivision and
46 further it is the Planning Board's position that an annexation would not disqualify a

1 division of a property within ten years using the minor subdivision regulations. The
2 purpose of the ten year rule is to prevent an owner from doing two or three or four minor
3 projects that in summation would total a major project just to avoid the extra work
4 required by the major subdivision requirements.

5
6 **KUA Field House Discussion:** Selectwoman Judy Belyea and Town Administrator
7 Halleran updated the Planning Board on the building permit status for the KUA field
8 house. Building and Grounds Director Doug Plummer was also in attendance. The
9 Selectboard has been indicating to KUA that the widening of Campus Center is
10 prerequisite for KUA getting its building permit. KUA would like another opportunity
11 to revisit this issue with the building permit and therefore has asked the Selectboard to
12 accept a bond for the widening of the road, giving the school time to apply for an
13 amendment to the approved site plan review for the field house. Planning Board
14 members noted that KUA was told on June 6th that if they wanted to contest the
15 requirement that Campus Center Way be widened they could do so at this meeting with a
16 properly filed application. No application has been filed. The site plan for the field house
17 was approved back in October of 2010 and no appeal or modification request of that
18 approval has come forward. The current way is 18' wide and on the recommendation of
19 the town's police chief, fire chief and engineer a minimum width of 20' is required as
20 part of the field house project. The Planning Board noted that while they do not issue
21 building permits, a majority of those in attendance felt that starting the project while site
22 plan review issues remained unresolved would not be in the town's best interest.

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24 The meeting adjourned at 9:15pm.

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27 Submitted,

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29 Stephen Halleran

Mike Sutherland Acting Chair

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1
2 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
3 **August 15th 2011**
4 **Meriden Town Hall**

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6 Members Present: Jane Stephenson, Chair Mary Barnes
7 Jeff Albright Mike Sutherland
8 Judy Belyea
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10 The meeting opened at 7:00pm

11
12 The July 18th meeting was approved as amended.
13

14 **Forman/Toms Annexation:** Chairman Stephenson opened the public hearing by reading
15 the posted notice. Surveyor Chris Rollins explained that this application involves the
16 transfer of land from two adjacent parcels, (.16 of acres from KUA map 101-lot 4 and .15
17 of an acre from Stephen Taylor 101-03). Once completed the Foreman land will front on
18 both Colby Hill Road and Main Street and consist of 2.53 acres. This project is related to
19 Article 7 of the 2011 town meeting which discontinued completely the old section of
20 Main Street and KUA's declared intent to donate the land they own at the covered bridge
21 (map 101-lot 4) to the Town of Plainfield.
22

23 Chris pointed out that the plan includes flowage easements for existing town culverts and
24 easement for the maintenance of existing utility lines that cross the property. There being
25 no abutters wishing to speak and no comments from Board members the application was
26 found to be complete and unanimously approved by the Planning Board.
27

28 **Master Plan:** The board made final revisions to the maps for the Master Plan. The
29 changes will be forwarded up to the regional planning commission. Next, Halleran
30 distributed copies of the regional planning commission updated land use chapter which
31 will be discussed at the September 19th Planning board meeting.
32

33 **Other business:** Board members expressed what a great job the 250th Celebration
34 Committee had done with all the events for this past weekend's celebration. It was a great
35 weekend of community building for Plainfield and much thanks is due to this group for
36 their efforts.
37

38 The meeting adjourned at 8:30pm
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40 Submitted,

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42 Stephen Halleran

Jane Stephenson, Chair

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2 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
3 **September 19th 2011**
4 **Meriden Town Hall**
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6 Members Present: Jane Stephenson, Chair Mary Barnes
7 Allan Ferguson Mike Sutherland
8 Judy Belyea
9

10 The meeting opened at 7:00pm
11

12 **James Richardson:** Mr. Richardson of Essex Massachusetts met with the Planning
13 Board to discuss his previously approved Route 120 subdivision. The November 5th 2007
14 meeting minutes indicate that the two driveways to be constructed to serve the project
15 were given a four year exemption for having to comply with the wetland conservation
16 district setback of 50'. This new regulation was being drafted at the time of the
17 Richardson project. Mr. Richardson has had Surveyor Chris Rollins do some initial
18 research and feels that based on the approved language of the wetland conservation
19 district, the two driveways may in fact not be subject to the new regulation at all. No
20 development has occurred on the land, but if he has to he will stub in the driveways this
21 fall to remain in compliance with his approval. The board reviewed a letter from Chris
22 Rollins (see attached) dated September 15th 2011. Planning Board member Mike
23 Sutherland agreed with Chris's logic, noting that at the time of the initial draft, wetlands
24 of ¼ acre would have been covered by the regulation. However, by the time of approval
25 the minimum size had been increased to ½ acre and larger. Chairman Stephenson moved
26 that based on this new information the previously approved Richardson subdivision is not
27 subject to the requirements of the wetland conservation district. The motion was
28 seconded and voted in the affirmative. Therefore, the driveways can be constructed at
29 anytime as needed to access the lots.
30

31 **James Gray:** KUA CFO Jim Gray met the Planning Board to discuss the school's plans
32 to install LED lights near the three cross walks on Main Street to improve lighting in
33 these areas. This work is being done at the request of the Selectboard which has received
34 several concerns about the crosswalks not being lighted sufficiently. The new lights will
35 be 28' and have LED fixtures. Note the 28' height is very similar to the typical height of
36 a conventional streetlight mounted on a utility pole. Planning Board members were
37 concerned that the lights might be very bright to those with a direct line of sight to the
38 fixtures. The Planning Board, like the energy committee, feels that in most cases less
39 artificial light at night is better than more. Jim agreed and noted that he would prefer to
40 have all the streetlights off after mid-night. At the moment, based on the
41 recommendation of the Police Department the Selectboard does not support this. The
42 new light fixtures will be dark sky compliant.
43

1 **Land Use Chapter:** The Planning Board spent the rest of the evening working on the
2 land use chapter of the master plan. The board made changes will be forwarded to the
3 regional planning commission for inclusion into the draft.

4

5 The August 15th meeting was approved as amended

6

7 The meeting adjourned at 9:00pm

8

9 Submitted,

10

11 Stephen Halleran

Jane Stephenson, Chair

12

1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **October 3rd 2011**
3 **Meriden Town Hall**

4 Members Present: Jane Stephenson, Chair Jeff Albright
5 Allan Ferguson Mike Sutherland
6 Judy Belyea

7 The meeting opened at 7:00pm
8

9 **Schulman Subdivision Preliminary Discussion:** Surveyor Chris Rollins walked the
10 board through a possible five lot subdivision of the 68 acre Shulman property on Ladieu
11 Hill. Chris explained that the project is in the very earliest stages and may include a 23
12 acre parcel along the large beaver pond on the property as a piece of conservation land.
13 This parcel would have road frontage between the brook that outflows from the pond and
14 the existing house on the property. Contained in the parcel is some prime agricultural
15 soil that would also be protected. One common driveway is proposed along with three
16 single lot access drives.

17
18 Board members took no position on the project, but agreed with Chris that consulting
19 with the Conservation Commission about the possible set aside parcel was a good next
20 step. Chairman Stephenson noted that this project would qualify as a major subdivision
21 and therefore house sites and their impacts would have to be looked at closely.
22

23 **GIS Software Options:** Member Mike Sutherland reported on a meeting he had with
24 Bill Knight of the Conservation Commission (CC) and Rachel Ruppel of the regional
25 planning commission. Now that the Natural Resource Inventory is in place, the CC is
26 interested in utilizing software to access the town's GIS information electronically to
27 assist with decisions about prioritizing lands for conservation and development. Rather
28 than purchasing expensive software and having a member go through all the necessary
29 training to use it the Commission is considering outsourcing the work to the RPC. To
30 this end, Planning Board members were given a tour of several web based systems as
31 well as a layered PDF format that is being used in Orford. Board members generally felt
32 that the layered PDF file would be a good place to start. The maps are clear and using
33 them is fairly intuitive.
34

35 **Other Business:** Jane Stephenson updated the board on a meeting she has had with John
36 Yacavone of the KUA Study Committee. John is investigating with Bruch Pacht of Twin
37 State Housing whether an affordable housing project on Bean Road might be feasible.
38 Jane Stephenson worked on a similar project a few years ago, to try and get senior
39 housing built in Plainfield. In the end, the ranking tool by state and federal housing
40 authorities to determine funding ranked Plainfield very low and funding was not likely.
41

42 The meeting adjourned at 8:50pm
43

44 Submitted,

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46 Stephen Halleran

Jane Stephenson, Chair

1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **October 17th 2011**
3 **Meriden Town Hall**

4 Members Present: Jane Stephenson, Chair Jeff Albright
5 Allan Ferguson Mike Sutherland
6 Judy Belyea Mary Barnes
7

8 The meeting opened at 7:00pm
9

10 **Busy Bee Day Care Site Plan Review:** The posted notice was read; Chairman
11 Stephenson opened the hearing by asking owner Linda Barton to explain the application.
12 The facility was granted Zoning Board approval in September. Linda Barton explained
13 that she and her daughter Sara Pushbee hope to convert a former residence at #1284
14 Route 120 into a state approved day care facility that will focus on early learning for up
15 to 16 young children. While not a true preschool, the day care will focus on early
16 learning skills and will not be accepting either new borns or school age children, but
17 rather will focus on two year olds to five year olds. Hours of operation will be Monday
18 through Friday 6:00am to 5:30pm. Parking will be in the front of the facility; a fully
19 enclosed play area will be toward the back. The driveway is in the process of being
20 expanded to insure that ample space is available to the south of the building for cars to
21 turnaround and exit onto Route 120 front first. More than 70' of parking is available in
22 the front of the facility where children will be escorted up the front walkway. Employees
23 will park behind the building. Halleran noted that site distances from the north of the
24 drive are not as good as to the south. The access point is state approved and has been in
25 existence for many years. Linda Barton was encouraged to talk with the NH DOT
26 District #2 office and see about the possibility of moving the curb cut to the south twenty
27 to thirty yards. The property that goes with the facility has plenty of road frontage for
28 this change if approved by the state.
29

30 Member Mike Sutherland felt that all outside lighting should feature full cut off fixtures.
31 Linda Barton agreed to this and noted that from 6:00pm to 5:00am there will be no
32 exterior lights on. Board members noted that an additional light or two on the walkway
33 might be needed to compensate for the full cut off fixture limitations.
34

35 Chairman Stephenson opened the hearing to abutters. Hillary Platt who lives in the
36 adjacent house to the north, expressed several of the same concerns that she had at the
37 Zoning Board, but noted that if the facility is operated as approved by the Zoning Board
38 she has no objection. She did note that she enjoys star gazing and hopes that all exterior
39 lighting will feature the mentioned full cut off fixtures.
40

41 Member Jeff Albright questioned what was involved in state certification. Linda
42 explained that all aspects of the facility and its features are examined. Things like water
43 quality, temperature, kitchen set up, size and condition of the facility, safety features, etc.
44 Parking, signs, lighting are left to local municipalities to govern.
45

1 There being no further questions, Chairman Stephenson moved to approve the application
2 with the condition that all outside lighting be limited to dark sky complaint fixtures. The
3 motion was seconded and voted in the affirmative.

4
5 **Other business:** Halleran shared a progress report from engineer Lou Caron who points
6 out that the 8' drip edge along the east side of the KUA field house will be encroached
7 upon by concrete pilings that are part of the super structure for the building. This detail
8 was not on the original plan and basically eliminates the ability to use the drip edge any
9 sort of vehicle access on that side of the building. Halleran has confirmed with the fire
10 department that this does not affect their attack plan for an emergency at the building.
11 The strip was never intended for fire trucks, but was intended for KUA maintenance
12 vehicles.

13
14 Controlling sediment and erosion on the construction site continues to be a challenge, but
15 Lou Caron has been working closely with the site contractor on improving the original
16 erosion plan to accommodate the very wet conditions on the site.

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18 The October 3rd minutes were approved as amended.

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21 The meeting adjourned at 8:15pm.

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24 Stephen Halleran

Jane Stephenson Chair

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1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**

2 **Meeting**

3 **November 21st 2011**

4 **Meriden Town Hall**

5 Members Present: Jane Stephenson, Chair
6 Allan Ferguson
7 Judy Belyea Mary Barnes
8

9 The meeting opened at 7:00pm

10
11 The Planning Board reviewed and approved as amended the October 17th minutes.

12
13 **KUA Field House:** Steve Halleran explained that KUA has run into problems with the
14 general contractor for the field house. The project has been investigated for several
15 OSHA violations and now the overall quality of the work has been called into question.
16 Given the complexity of the case the town has requested the assistance of the NH
17 Department of Safety. For the moment the project is on hold pending an engineering
18 review of the work done to date. The board held a discussion on what additional reviews
19 the town should place on future KUA projects. Halleran noted that Selectboard will
20 likely in the future require that all KUA large projects are monitored by a third party
21 inspector. KUA's track record has been very good on these projects; however, this latest
22 has eroded much of that confidence.

23
24 **Master Plan Update:** The UVLSRPC has now returned the land use chapter and the
25 various maps for the master plan. Jane Stephenson agreed to try and update the
26 demographic chapter with the new census data. Mike Sutherland has continued to work
27 at making the entire updated master plan a web based document.

28
29 **Other Business:** Chairman Stephenson signed the approval for the Busy Bee Day Care
30 which was approved back in October.

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32 The meeting adjourned at 8:15pm.
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35 Stephen Halleran

Jane Stephenson Chair

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