

Committee

Tuesday 12/16/2025

10:00 AM

12/16/2025 - Minutes

1. CALL TO ORDER

Planning Director Rob Mora brought the meeting to order at 10:09AM

2. ROLL CALL

Scott Pelchat gave roll call in attendance Ben Crawford Water Department, Rob Mora Planning Department, Nate Guerette DPW, Tara Baker Assessing Department. Absent from today's TRC Deputy Chief Louis Loutrel, Building Inspector Joe Gray, Assistant Planning Director Tyler Carmichael.

3. RECORDING SECRETARY

Planner Technician Scott Pelchat took minutes for the TRC meeting.

4. ACCEPTANCE OF MINUTES FROM PREVIOUS MEETINGS

4.I. TRC Minutes

The prior meeting minutes were accepted as written.

5. REVIEW OF CONTINUED PLANNING BOARD APPLICATIONS

5.I. PB2026-022 1206 Old North Main St

Craig Bailey Summarized the proposal for 1206 Old North Main St. Representing The owners Cal Dunn and Susan Turcotte.

Craig Summarized the comments for the TRC II stating a response letter was submitted and he then reviewed the comments as they were submitted. Added a second waiver to the application to not construct sidewalks Rob advised Craig after speaking with DPW a letter supporting that waiver would be forthcoming. Craig also a waiver to not construct curbing Which would be undesired by DPW. Also Craig went further to reference the lack of curbing has now factored into the drainage patterns.

Craig went through the items starting with Planning buildable area has been computed and is now referenced on the sheet #4. Proposed utility's shown and proposed to be underground and are shown on sheet 7-14.

New items for consideration decided to take all the power out of the State Right Of Way and placing it all on the property which caused a change in the easement and place it all upon the property owners. Craig stated the applicants would need to deal with shared services and easements.

The Fire Department comments a proposed hydrant and its connection was needed and i now show one at station 0 + 75 meets the 600 foot requirement and it turns out the limiting factor is not lot 1 but lot 5 so that house must be placed to the 600 foot rule and Craig stated he has referenced that on the

plans. Craig stated that this hydrant would be less than the 800 feet required from Old North Main to route 106.

Regarding Water comments Craig stated he was still to meet with Ben to go over plans with the water department Craig continued to explain to water the way ownership would look regarding the water and how it would look over the 5 land owners. Craig referenced the change in electrical as it was to run along the driveway instead of the right of way.

Craig mentioned meeting with Wes regarding and we understood they would support both waivers and our drainage was a compromise and what is shown on this plan is the capture of this runoff to be then sent to the north end of the wetland. Craig finished this summary with the elevation of the road to allow for the runoff to be recaptured or redirected. Wes and i spoke regarding the amount of complaints that come in regarding care of these items. Craig stated a base of river rock be found as the base to allow for there crew to reference a stopping point.

Craig advised Tara of the abutter to be added to the plan set. and apologized that he missed one. Tara stated it would be on her comments sheet.

Ben From the Water department gave Craig his comments regarding mains and access for how water would be accessed and also the Hydrant once it is installed.

Nate Guerette asked questions and the first was regarding an abutting tent. Nate spoke at length with Craig regarding the Road and stated he would like a study regarding this road before it might go to council for acceptance. Nate and Craig discussed care and concern over what this may look like when it is a road. Nate claimed he felt the drainage would work and agreed it would go towards the wetlands and pitching it back towards the wetlands instead of Old North Main would be better. Craig advised Nate that his discussion with Wes was the catalyst for the elevation. Craig stated the lower elevation proposal is not enough to get the water to the North side of the wetland. Nate stated the elevations would struggle maintaining the road unless the elevation is reduced. Nate and Craig spoke about what exists now and it was assumed to be CMP. Nate further referenced some of the drainage profiles look good. Tara referenced some lot number subdivision numbers to be corrected. Rob requested a copy of the drainage analysis and Craig referenced he would attend Wednesdays Conservation Commission Meeting. Rob asked Ben and Craig if there parts of the proposal could be worked out prior and Craig referenced to Rob some of the updates the planning board would see referenced on the updated plan set and if so that could put him on track to attend the January 6th Planning Board Meeting.

6. REVIEW OF NEW PLANNING BOARD APPLICATIONS

7. MINOR SITE PLAN PUBLIC HEARINGS, CONSIDERATION, AND POSSIBLE VOTE

8. OTHER BUSINESS

9. ADJOURNMENT

This meeting was adjourned at 10:25 PM