

1 In response to a comment from the Lyndeborough Board, Bob McKenney explained that the restrictive
2 conveyances will include language about the septic systems not being allowed in Lyndeborough.

3 Chairman Jeff Kandt asked for a copy of the traffic counts performed by Keach Nordstrom.

4 Bob McKenney explained that they had been proposing a 10' wide trail but they will be increasing the
5 width to 15', rather than the 20' width that the Conservation Commission has requested. Bob McKenney
6 discussed with the Board and public, that due to liability reasons, they are proposing limitations to foot
7 traffic and equestrian traffic on the trail. After discussion, Bob McKenney stated that as long as the
8 liability, maintenance, and enforcement issues could be resolved the applicant is open to allowing traffic
9 other than snowmobiles on the trail.

10 Bob McKenney further stated that they are going to try and incorporate some of the Tracey Tarr's
11 recommendations but some of her recommendations would require a whole new design.

12 The Lyndeborough Board noted that Route 13 should be Route 31 on the locust map.

13 **A MOTION as made by Bob Rogers that the Lyndeborough Planning Board accept the plan**
14 **subject to the notes about septic placement being put on the plan.** After discussion regarding the
15 recommendations of Tracey Tarr, **the MOTION was WITHDRAWN** as the Board wanted to hear her
16 full report at the next meeting before accepting the plan.

17 **A MOTION was made by Neil Faiman and SECONDED by Walter Zuber that the Wilton Board**
18 **find that the proposed alternative lot development better serves the neighborhood than that of a**
19 **conventional lot layout.**

20 **Voting: 5 ayes; motion carried.**

21 **A MOTION was made by Neil Faiman and SECONDED by Bill Condra to grant the waiver of**
22 **checklist item 6.1(n).**

23 **Voting: 5 ayes; motion carried.**

24 Steve Wagner noted that if the Board allowed feedback to be filtered through him, it may speed up the
25 process.

26 **A MOTION was made by Bill Condra and SECONDED by Neil Faiman to continue the application**
27 **to August 7, 2008 in Lyndeborough.**

28 **Voting: 5 ayes; motion carried.**

29 **2. Sign Application – Eastview Condominium Association –** Applicant is proposing an 8' x 3',
30 freestanding, sign constructed of 2" sign foam with a metal frame.

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32 Bill appeared before the Board and explained that the applicant wants to take the current sign off the wall
33 and place a sign on top of the wall as they have been using concrete to hold the stones of the wall in place
34 and now the concrete is dilapidated. He is proposing erecting the sign behind the stone wall so that it will
35 sit just above the stone wall. The dimensions are 8' long, and 3' high for a total of 24 SF. In response to a
36 question from the Board, Bill explained that the sign will be viewable from both sides and that it will be

1 made of two pieces of dense sign foam that will sandwich the posts. The Board determined that Lot D-
2 095 is in the residential/agricultural district and therefore a sign can only by 4 SF.

3 **A MOTION was made by Walter Zuber and SECONDED by Bill Condra to deny the application**
4 **due to non- compliance of regulation 16.1.2.2 as the sign is too large.**

5 **Voting: 4 ayes; with Neil Faiman abstaining as the issue will probably be going to the Zoning Board**
6 **on an appeal.**

7 **3. Other Business**

8 The Board brainstormed the following issues that they would like to discuss in a future work session.

- 9 • Bringing the Building Code up to date to reference the new international codes
- 10 • Wellhead protection after meeting with the Water Commissioners and receiving the Emory and
11 Garrett report.
- 12 • Refine language for zoning districts
- 13 • Look at official maps and make sure that they are available and up to date
- 14 • Applications need to be cleaned up with regards to fees
- 15 • Cluster regulation needs c corrections
- 16 • Checklist has an error
- 17 • Stormwater Management
- 18 • Add electronic submission to the regulation
- 19 • Require ten 11X17's, three large plans, and a pdf copy with each submission
- 20 • Change HISS requirement to site specific soil testing
- 21 • Excavation regulations- require updated site plan upon renewals
- 22 • Workforce housing availability assessment
- 23 • Ordinance regarding private roads
- 24 • Streamlining site plan review, expedited for simple change of use
- 25 • Create a "downtown" district
- 26 • Follow up on new flood maps and their adoption with the BOS
- 27 • Alternative energy ordinance

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29 **A MOTION was made by Bill Condra and SECONDED by Neil Faiman to adjourn.**

30 **Voting: 5 ayes; motion carried.**

31 Chairman Jeff Kandt declared the meeting adjourned at 9:26 p.m.

32 Respectfully Submitted,

33 Heather Loewy Nichols

34 Planning Board Clerk

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