

**Newfield Planning Board Minutes
Town of Newfield, August 12, 2020
Public Hearing Joanne's Hill Subdivision**

Attendance:

Gloria Dyer: Skip Tonge: Benjamin Buzzell: Anthony Garrity: Linda Bisson (Voting Alternate):
Dan Phelan (Alternate)

Absent: Sherry Batchelder

Other Attendees: Eric Sanderson, Moderator: Dana Libby, Mr. O'Neil, Heidi and Joshua Smith
via Zoom: Audience: Norman Hutchins, Lennie Foss, Emily Foss, Robert Levesque and Steve
Svizero

Quorum present: Yes

Topic	Discussion	Decision
<u>Call to order</u>	7:29 PM	
	Gloria Dyer, Board Chair, began by stating: Due to the loss of power this meeting was rescheduled from August 5 th . We will be hearing Public Comment on Joanne's Hill Subdivision Map 29 Lot 3. Gloria reviewed previous concerns from the public. She requested audience present new concerns as many have been discussed previously. This is the final plan for the subdivision.	
<u>Public Comment</u>	<p>Dana Libby discussed the items that have been completed since the last public hearing.</p> <p>Dan Phelan asked about shared driveways to limit curb cuts if the sight distance warrants a change.</p> <p>Lennie Foss asked if the town was requiring a bond to protect the wells, blasting and runoff during construction.</p>	<p>All lots have been soil tested. Lots 5, 6, 7, 9, 10 and 11 will not have a permit issued until the DOT sets a speed limit and the sight distances can be determined. This may require shared driveways. All homes have residential fire suppression systems. All the locations for driveways are cast in stone for sight distance requirements. Vernal pool affects lots 8, 9, 10 and meet state setbacks. All monuments have been set.</p> <p>Dana stated that would be considered.</p> <p>Dana noted there is no town involvement in the project. It is privately funded. Drainage was discussed at length with the board. Water comes off the road and onto the lots and is captured on this property.</p>

	<p>Mr. Foss has 1795 house and is concerned about blasting. There are springs underground that have affected 4 houses downhill. 10, 11, 12, 13. He continued "As a recourse if I have to go after someone and the builder denies me, I will have an attorney go to the town to see why the town does not have something to protecting us".</p> <p>Emily Foss informed the group she has a degree in Environmental Science. Groundwater results in water in her basement". Digging will affect the ground water.</p> <p>Robert Levesque's concerns are traffic, schools esthetics of the surrounding area. He requested a town vote on this project.</p> <p>Steve Svizero voiced concerns on the ground water downhill. He agrees with everyone's concern.</p>	<p>No hydrogeological studies done. Only excavating for the houses.</p> <p>Soil is Hermon type. Norman stated this is very common and can happen. Other subdivisions have used slabs instead of foundations if this occurs. Test shows groundwater at 80 inches so foundation drains will be needed in the back of the house. All the slope has the water staying on the property. The average density required is one unit per 22,000 square feet. The plan shows 1 unit per very 5 acres.</p> <p>Gloria stated the laws and that the only town vote would be on the ordinances not an individual project. Norman voiced his major concern is postal workers, and having two driveways serving two homes. Safety is his concern.</p>
		<p>With no other new comments Gloria called the meeting at an end at 8:11 PM.</p>

Meeting adjourned	8:11 PM	

Next meeting:

- Minutes taken by Linda Bisson