

**Planning Board Meeting Minutes**  
**January 13, 2022**

**Attendance:** John Hayden, Town Planner Glenn Greenwood, Jeff Feenstra, Jeff Couture, Michael Sununu, Mike Todd and Michael Price. Absent from the meeting was Bill Meserve.

Chairman Hayden called the meeting to order at 7pm.

**Lily Lane –Mailbox location**

Sammi Moe addressed the Board regarding the approved location of the mailboxes on Lily Lane. She was under the impression that once the road was approved and taken over by the Town the mailboxes would be moved to in front of each of the homes. The approved plan indicates that the mailboxes will be located together in one location at the beginning of Lily Lane. Sammi Moe stated that she spoke with the Post Office and they have no issue with delivering to mailboxes in front of each of the homes rather than in one location.

John Hayden said he wasn't sure why the plan was approved with four mailboxes in one location. It must have been the developer who put it on the plan as presented. Other Board members did not recall the reasoning either.

Glenn commented that the federal government changed their rules about 24 months ago indicating that they will no longer deliver mail to individual house sites in developments, only to a communal mail location. He was surprised that the Post Office was okay with the change.

In Glenn's opinion, this is a minor change and there would be no need for an amendment to the subdivision, providing the Post Office provides confirmation that it is okay to locate the mailboxes in front of the houses. He suggested that the owner provide some documentation to the Town Office from the Post Office indicating a suitable location for mailboxes in the neighborhood.

**Derek Rugg-Preliminary Discussion**

Derek and Cherie Rugg are interested in selling their property to the Town for conservation. A survey has been completed and they are in the process of doing an appraisal for a potential development to determine the value of the property. They are before the Board for feedback from them regarding the project.

Duane Hyde from Southeast Land Trust (SELT) said that they will be hiring an engineering firm to do the conceptual plan to determine the highest and best use of the land from a real estate perspective. They will use someone who is familiar with Newfields ordinances and can prepare an approvable plan.

Derek explained that he wants to continue his nursery and landscaping business. A portion of the property would be for recreational use. He would like to know what the Town is looking for from them. The land is in Newfields and Exeter and is approximately 140 acres.

Duane Hyde informed the Board that the Town would own the Newfields portion and Exeter would own the Exeter portion of the property. They would like to exclude from the conservation easement, the portion of the property where the business and nursery are located and the field out back; approximately 22 acres. The trails on the property would continue to be usable by the public.

Jeff Couture mentioned that the Conservation Commission has met with the Rugg's and will also be involved in the acquisition.

Derek Rugg added that the property is in a Trust and all trustees are on board with the proposed plan. Potential donors would like to have some say on the project regarding conservational uses.

Duane Hyde added that once the conceptual plan is prepared by a professional planner it can be reviewed by Town Planner Glenn Greenwood. At that time the Board can weigh in on it, given this is a partnership with the Town.

Derek mentioned that the conserved land will connect to the conservation land that extends to Fort Rock Farm in Exeter.

Michael Sununu asked if Derek had a ballpark figure on the amount of money that will need to be raised. It would be beneficial to know sooner rather than later.

Duane Hyde explained that there are federal grants out there for conservation. They will be working on obtaining funds now for a presentation to the Town for next year. The appraisal should be available in the next few months.

Not a 120 acres conservation easement. Ownership by the town and 20 acre conservation easement. wants it to become part of the town. Parking lot with access for people.

Sununu-if the town buy the 100 acres and have an easement or a 100 acres with restrictions. if the town willing to pay 100%. if the town wants to reduce the amount of money. those outside funding sources come with restriction. consistent with conservation and recreational use of the property.

Hayden-what other feedback were they looking for. how we fund this. What does the town want out of it. it is the first time we have been in front of the town. they have met with the c.c.

Duane Hyde said, providing the Town supports the project, a plan will be coming before the Planning Board for subdivision or a lot line adjustment. This will divide the conservation land from the excluded area.

Derek Rugg added that if the Town does not want to purchase the land for conservation, they will proceed with developing the property.

John Hayden indicated that it is difficult at this time to weigh in on the project without the benefit of engineered plans. The Greenway Project was presented as a subdivision with engineered plans, test pits, lot layouts, etc. to prove it was a viable plan. He appreciates the Rugg's coming before the Town now with the intention of placing the land in conservation rather than a subdivision.

Mike Price said the applicant must prove the land is developable to come up with an appraisal and that is what the Board will be looking at.

Derek asked if they would be required to present a fully engineered subdivision. They want to be transparent and up front and are looking for feedback from the Board. This is a large project.

John Hayden stated that the Board has flexibility to allow minimal test pits to generalize what can be developed. A reasonable developer or engineer will know quickly what a certain area will yield for potential lots. It is wonderful to know that the family wishes to put the land in conservation and are

being up front with them. In his opinion, this is a good idea and approach and if the family is willing to work with the Board, they can achieve what is needed.

Glenn commented that since the land extends into Exeter, the Newfields Planning Board is willing to use that density if there is no zoning condition in Exeter that is prohibitive. If the Exeter land is undevelopable, it cannot be used for the density. We cannot apply Newfields standard on the Exeter portion. He indicated that he will be happy to meet with the design team at any time for discussions.

Jeff Couture suggested bringing the Conservation Commission into the discussions and to set up a site walk. Derek agreed.

The minutes of December 9, 2021 were reviewed. A motion was made by Jeff Couture and seconded by Jeff Feenstra to approve the minutes as written. All were in favor and the motion carried.

The meeting adjourned at 7:45pm.

Respectfully submitted,

Sue McKinnon