

**APPROVED    APPROVED    APPROVED    APPROVED**

**MINUTES OF THE NEW CASTLE PLANNING BOARD**

**Wednesday, April 27, 2022 – 7:00 p.m. (Macomber Room at Recreation Center)**

**Public Hearing for a Conditional Use Permit for applicant Bill Iannazzi for the property at 170 Wentworth Road, Map 10, Lot 5, for encroachment in the 100 foot buffer of Lavenger Creek as part of reconstruction of an existing 2-bedroom dwelling.**

**Members Present:** Darcy Horgan, Chair; Iain Moodie; Margaret Sofio.

**Members Absent:** Tom Hammer; Lorne Jones; Rich Landry; Kate Murray; Bill Stewart.

**Others Present:** Bill and Victoria Iannazzi; Anthony Jones, Jones & Beach Engineers, Inc.; Heidi Maddock.

Chair Horgan called the meeting to order at 7:03 p.m. Noting a quorum, Chair Horgan indicated that the voting members are herself, Ms. Sofio, and Mr. Moodie.

**1. Public Hearing for a Conditional Use Permit for applicant Bill Iannazzi for the property at 170 Wentworth Road, Map 10, Lot 5, for encroachment in the 100 foot buffer of Lavenger Creek as part of reconstruction of an existing 2-bedroom dwelling.**

Chair Horgan notified that the Applicants have the right to be heard by the full board, which is five members. The Applicants agreed to be heard by the three members present, which constitutes a quorum.

Anthony Jones of Jones & Beach Engineers, Inc. presented on behalf of Applicant Bill Iannazzi. The proposal calls for the total demolition and reconstruction of an existing two bedroom house and existing shared driveway. The proposal will consist of a two bedroom house. Mr. Jones explained how the lot has no legal frontage but does have a 14 foot right of way. In addition, the property is in close proximity to Lavenger Creek, and the project extends into the 100 foot setback to the tidal marsh. A portion of the proposed porous patio and buffer plantings will be within the 100 foot setback. The project will take place in previously disturbed areas and will use a silt fence to contain any erosion.

Chair Horgan asked who requires the stormwater management operation and maintenance manual that was submitted with the Conditional Use Permit application. Mr. Jones explained that this is not specifically required, but Jones & Beach Engineers prepares one anyway, as some towns require them. The Building Inspector would receive a copy of the annual report each year. Chair Horgan stated that it is usual for the Planning Board to require a copy of the report as a condition of approval.

Chair Horgan asked about car tires depositing dirt on the eco pavers on the driveway and compacting that soil into the pervious surface. Mr. Jones noted that the pavers should function properly with the minor amount of dirt deposited by driving a car over the pavers. There won't be additional soil added to the top, and there should not be any soil eroding from the slope onto the pavers. Mr. Iannazzi added that Mr. Bookholz advised him that the pavers would only be needed along the lot line.

Chair Horgan stated that the Conservation Commission had recommended approval of the proposal. Mr. Moodie added that future plans for work inside of the 50 foot buffer to eliminate invasive species will be done at a later date. Mr. Iannazzi shared that he has hired the person recommended to him by Conni

White of the Conservation Commission. The person will spray for the invasive plants in the summer, which is the most effective time since the plants will be in full bloom.

Mr. Jones showed the most recent site plan C2, which features a new under drain that has been added around the house. Chair Horgan asked if the rock wall along the edge of the property will be touched. Mr. Jones responded that the wall is the deeded property line and would not be touched other than for routine maintenance if needed. Chair Horgan shared that one of the absent board members was concerned about possible disturbance to wildlife crossing. Mr. Iannazzi assured that they have no intentions of putting a fence around the whole property. They may put a barrier around the patio, but would not be constructing anything that would impede the wildlife that travel through the lot.

Chair Horgan opened the public hearing at 7:17 p.m. Hearing no comments from the public, Chair Horgan closed the public hearing at 7:17 p.m. and turned discussion back to the Board.

Chair Horgan appreciated the water runoff treatment plans, and noted that the Applicants seemed like they will be wonderful stewards to this sensitive area.

*Mr. Moodie motioned to approve the Conditional Use Permit for the applicant Bill Iannazzi for the property at 170 Wentworth Road, Map 10, Lot 5, for encroachment in the 100 foot buffer of Lavenger Creek as part of the reconstruction of an existing 2-bedroom dwelling per the Jones & Beach Engineers, Inc. plans dated March 18, 2022 with the exception of Page C2 dated April 22, 2022. The approval is subject to the following condition:*

*-Provision of an annual operations and maintenance report filed with the Building Inspector's Office for the permeable pavers.*

Ms. Sofio seconded. Motion carried unanimously.

## **2. Review and approve minutes to the March 23, 2022 meeting of the Planning Board.**

*Ms. Sofio moved to approve the minutes as written for the Planning Board meeting on March 23, 2022.*  
Mr. Moodie seconded. Motion carried unanimously.

## **3. Old Business.**

None.

## **4. New Business.**

None.

## **5. Adjourn.**

There being no further business, Ms. Sofio moved to adjourn the meeting. Mr. Moodie seconded. The motion carried, unanimously, and the meeting adjourned at 7:31 p.m.

Respectfully Submitted,

Meghan Rumph  
*Recording Secretary*