

Planning Board
May 24, 2018
7:30 pm

Members Present: Chip Current, David Cogswell, Jim Castine, Roger Whitehouse, Scott Borucki

Others Present: Bob Meaney, Josh Manning, George Nelson, Carsten Springer

Minutes:

Jim made and David seconded a **motion to approve the May 10, 2018 minutes as amended**. David abstained. The motion **passed**.

Correspondence:

- Notices regarding the Paul subdivision; to be discussed at the next meeting

87 Sandown Road site plan:

Josh Manning introduced himself and explained the proposed plan for the property owned by Bob Meaney on Sandown Road has been redesigned as senior housing. Fourteen units will be on a private road. The road will follow the existing trail and end in a hammerhead. This has been discussed with the fire chief who has said this is ok. No waivers are being requested at this time. There will be a community leach field and onsite wells. Visitor parking has been provided and two off-street parking spaces per unit are shown. Dumpsters for trash and recycling will be at the end of the hammerhead.

The proposed road slopes uphill and there will be approximately 518 square feet of wetland impact for which they will be requesting a conditional use permit.

There were no comments from the Board. Carsten Springer mentioned that when this plan was first brought to the Board he had chastised some of the abutters. He has spoken with several of them during the past few days and the consensus seems to be this proposal is a good one. George Nelson asked about the requirements for living there. He was answered that elderly is considered age 55+ with no children living at home.

Each unit will be 1200 square feet and rentals. David made and Jim seconded a **motion to accept the application**. The motion **passed** unanimously.

It was mentioned that the driveway should be built to town standards. It is proposed to be 855' long. A waiver will be needed if it is not to be to town standards.

There is one visitor and two resident parking spaces per unit. The well radius is over the boundary line. Mr. Manning said this is ok if it is in wetlands, but the well can be moved. Wetlands protect anything from being built within wetlands.

Carsten Springer said there is a good source of water coming from the top of the hill. Two commercial wells should be plenty for the 14 units.

A spot for snow removal will need to be shown. The existing right-of-way will be paved partially behind one unit to ensure the trail stays. This mostly serves the parcel to the south. A note will need to be on the plan naming the map and lot number that can access the ROW. The units will have sprinkler fire suppression. A note on the plan regarding this is needed.

The road agent has been consulted regarding the driveway entrance. A letter will be needed from him. Sidewalks are not planned at this time.

Whether or not ADA parking spaces are needed will have to be researched. No lighting plan has been suggested yet. Each driveway will be short and the lights mounted on the buildings should be sufficient outdoor lighting to and from vehicles. The landlord will be responsible for the outdoor lighting. Chip said that according to the regulations, this board needs to review a lighting plan. Lights for the visitor parking spaces may be required. No sign for the neighborhood entrance is planned at this time.

There will probably be one common mailbox location. This will need to be on the plan and a letter from the postmaster will need to state that the plan for this is ok.

More test pits will be done. There are no drainage calculations yet. The plans have recently been sent to Dennis Quintal. The utilities are planned to be overhead to a point and then buried. Chip said he'd rather see them buried entirely.

Landscaping details will need to be shown. Almost the entire lot is wooded at the present time. The cut envelope will need to be shown, as well as the elevation of the building. It is proposed that they will be two-floor with a garage under. The hours of operation are not applicable although it would be good to have a note indicating garbage collection will be during reasonable hours.

A letter from the Heritage Commission will need to be obtained. This will need to explain any historical significance to the parcel.

A meeting was set with the Conservation Commission for June 7th. During the site walk, the building sites and wetland flags will need to be noted on the ground.

Note 2 will need to specify that this is for residents age 55+ with no children at home. If these turn into owner-occupied, this will require another visit with this Board regarding a change of use and any condo documents will need to be reviewed.

There was a question about buffer tree markers being set every 25'. This seems excessive. The regulations state the markers are to be set as specified by the Planning Board so there may be some wiggle room with the distance. It is unclear what the intent was for the 25' distance.

Mr. Manning said the density calculations would allow 25 units. The requirements state that only 5.3 acres will need to remain as common land. The calculations will need to be shown on the plan.

Language may need to be added to the deed regarding the age restriction. Chip said he will check with town counsel regarding the applicability of this to this application. This can be changed with a change of use discussion with this Board.

Chip mentioned that notes may need to be on the plans regarding Zoning Ordinance Articles IV.5.c.16) and 17).

It was noted that any variances to the Zoning Ordinance will be discussed with the Zoning Board of Adjustment after duly noticing the hearing to all abutters.

This will next be discussed at the meeting on June 12th at 8:30pm. There will be a site walk on the 11th at 6pm. The public is welcome. People can park on the woods road between 79 and 89 Sandown Road.

Action items for 87 Sandown Road site plan:

1. A waiver for the road if it won't be to town standards
2. Waiver for well radius or move it to be completely on subject parcel
3. Show snow removal location
4. Note regarding right-of-way to Map 1 Lot 42, owned by Norman Lee
5. Note regarding sprinkler fire suppression
6. Letter from road agent
7. Need for ADA parking?
8. Lighting plan needs to be reviewed
9. Common mailbox location
10. Letter from postmaster regarding mailbox
11. Show landscaping details
12. Cut envelope to be shown
13. Building elevation plans
14. Note regarding garbage collection to be reasonable hours
15. Letter from Heritage Commission
16. Set up wetland flags and building sites for site walk
17. Specify the age restriction and no children
18. Tree markers every 25'?
19. Show density calculations
20. Language regarding age restriction in deed—Chip to check with Peter Loughlin
21. Note on plans regarding ZO Articles IV.5.c 16) and 17)

At 9:04pm Roger made and David seconded a **motion to adjourn**. The motion **passed** unanimously.

Graciously submitted,

Janet S. Denison

Agenda:

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| 7:30pm | minutes and correspondence |
| 7:40pm | Bud Post, 205 Kingston Road subdivision |
| 8:30pm | Bob Meaney, 87 Sandown Road site plan |