

Planning Board  
October 11, 2018

Members present: Barry Hantman, Chip Current, Chris Smith, Scott Borucki

Others present:

Russell H. Post, John D. Jalbert, George H. Nelson, Erin LaSousa (Coco Early), Carol Linehan (Coco Early), Holly Bright, Richard Atkins, Phil Roth, Linda Roth, Emily Jalbert, Ed Duston, CarolAnn Cook, Alex Deltwas, Carsten Springer, Josh Manning, Bob Meaney

Correspondence:

- Invitation to a legislative forum Nov. 7, “Growing Younger: Reversing the Demographic Trend in NH”
- From Civil Construction Mgmt, dated October 4, 2018 regarding the Post subdivision
- From Civil Construction Mgmt, dated October 9, 2018 regarding the 87 Sandown Road site plan
- Notification of a cell tower in Derry

Zoning Ordinance Warrant Articles:

There was a short discussion about revising the requirement that a resident meet with the Selectmen regarding a customary home occupation. Barry had proposed the following:

To see if the Town of Danville will vote to modify the Danville Zoning Ordinance to streamline the process for approval of a customary home occupation. Specifically, this would modify Article IV.A.2.d as follows:

*Application to the Town for approval of a customary home occupation activity may not require a Special Exception Hearing if all of the criteria specified below are met. Applicants who do not meet these criteria should apply directly to the Zoning Board of Appeals for the Special Exception. Those who meet the criteria (or are unsure whether they meet the criteria) should contact the Planning Board Clerk (or another individual designated by the Board of Selectmen) to review the criteria, and complete the Home Business Registration Form which will be forwarded to the Board of Selectmen for review at a regularly scheduled Board of Selectmen's meeting (the Selectmen may require the applicant to be present).*

Subparagraphs 1 through 8 remain unchanged.

Chip made and Scott seconded a **motion to move the above proposed warrant article to a public hearing, date to be determined later**. The motion **passed** unanimously.

Minutes:

Chip made and Scott seconded a **motion to approve the September 27, 2018 minutes as written**. The motion **passed** unanimously.

2 Sandown Road, lot consolidation and subdivision:

Tim Lavelle introduced himself. He was told he needed something in writing from the property owner that he can act as the agent for this project. John Jalbert, the owner, gave verbal permission for Mr. Lavelle to be the agent for tonight's meeting.

Mr. Lavelle explained there are two lots that will be combined. These lots will then be subdivided during two phases. The first phase will create two new lots along Route 111A and one lot on Sandown

Road. The existing home and barn currently on the corner will be placed on its own 3.29 acre lot. Mr. Lavelle said this may be a good time to clear up the parcel IDs of "A" and "B."

No new roads are proposed during this phase. Each new lot will have its own well and septic. The two lots on Route 111A will have a shared driveway. There will be minor grading to the frontage of those parcels.

There were no questions from the Board. Carsten Springer asked about phase 2 and was told there are 14 new lots proposed in total. There were no more questions from the public.

Chip made and Chris seconded a **motion to accept the application**. The motion **passed** unanimously.

The Board reviewed the plans presented. The frontage of Lot 19-6 needs to be clear that it is at least 200'. All of the wells appear to be within the lot lines.

Bill Gregsak has reviewed the drainage. All of the lots have rain gardens and small berms are proposed to mitigate water flow. Mr. Lavelle said these will appear to be divets in the lawns. Chip asked about the driveway of lot 6. He said it looks like this will sheet water right onto Route 111A. No swales or culverts are proposed at this time. Mr. Lavelle said the state has reviewed the plans and has approved them, although a final approval is still pending. Barry said that the possibility of a culvert needs to be looked at and Chip asked for the details for this location, saying that sheeting water straight down the driveway onto Route 111A doesn't sound like the best plan.

Driveway permits will be required for the lots along Sandown Road. The Conservation Commission will need to review the plans. The homes will have sprinklers. The Fire Wards will need to approve this and a note will be required on the plans. The homes proposed will be approximately 3000 square feet and up, with selling prices around \$4-500k. The plans being reviewed tonight have been sent to the town engineer.

Chip said the grading plans will need to be reviewed. There was a short discussion of the septic areas. On lot 5, it appears to be between the swale and driveway which may not be the best location. The silt fence may need to be relocated. Chip said he'd like to see this portion cleaned up and that a leach field in that location is accounted for.

The meeting was opened to the public. Those present were asked to address the chairman and to state their names.

Richard Atkins, 32 Sandown Road, asked where the proposed road will be and why there are two phases. Barry explained the road location and that often proposals are done in phases due to market or financial conditions. It is not required that the entire project be done in one application.

Alex Deltwas, 48 McIntosh Road, mentioned the intersection of Sandown Road and Main Street. He said there are problems with water running down the hill, becoming ice during the winter. Barry said the state has to approve any driveways along state roads. There is a possibility that a culvert may alleviate the problem. The state controls a large buffer along Main Street and the maintenance of it. It is known that this is a dangerous intersection. Scott said the Selectmen have already spoken with the DOT about this intersection. It may be necessary to speak with them again. Mr. Lavelle said his client is aware of the issue and may be able to add an additional easement for the corner lot. The large tree on the corner may be cut down to improve line of sight.

Carsten Springer pointed out that the state has done some work recently which has improved the situation. The bushes that were cut back will only grow back if not maintained. The tree appears to be on private property, otherwise the state could remove it. Barry asked Mr. Lavelle to review the line of sight and the contours.

Drainage calculations will be submitted to the town engineer for his review. It was explained that no new development can increase the run-off onto other properties. Individual situations may not be improved but they will not be made worse.

George Nelson, 70 Sandown Road, agreed that the intersection there is dangerous and the state shouldn't hesitate if they understand how dangerous it is. He suggested removing the tree and any shrubs now because a new owner for the property may not want to. Chip said a new easement may help.

Carsten thanked those present for considering solutions. He explained that the state changed the intersection about 30 years ago and made it worse.

Mr. Deltwas asked about how the new wells would affect his. Chip said that each well has specific radii and that no septic systems can be built within them. The town has made the well radius larger than what the state requires. Two neighbors may not share the same aquifer due to location and well depth. This makes it difficult to determine what effect a new well will have. Carsten explained that the well consumption for one two-acre lot is very small compared to the precipitation that adds to the well. Barry said that Danville has fewer wells going dry due to a larger lot requirement. Mr. Lavelle said that soil type has a lot to do with this also.

A site walk is tentatively planned for October 28<sup>th</sup>. The public is invited. This will be on the October 25<sup>th</sup> agenda.

It was mentioned that a mirror on the tree across from Sandown Road may work if the road were a level plain.

Outstanding items:

1. Written consent for an agent to represent the property owner
2. Clearly state the lot frontage for lot 6.
3. State approval for driveways along Route 111A
4. Review the driveway plan for lot 6, possibly adding a culvert, preventing sheeting directly onto Route 111A
5. Driveway permits for lots along Sandown Road
6. Conservation Commission review of plans
7. Fire Wards approval of fire suppression, adding a note to the plans
8. Review of grading plans
9. Septic and swale may not be in the best location on lot 5
10. Possible relocation of silt fence on lot 5
11. Submit drainage calculations to town engineer
12. Possible easement allowing vegetation control along private property at intersection of Sandown Road and Route 111A
13. Any outstanding state permits
14. Any outstanding items from town engineer

87 Sandown Road, Bob Meaney site plan:

Josh Manning explained that a letter from the Road Agent has been obtained and he has no problems with the project, which is 14 rental units, age restricted to 55+.

The letter dated October 9, 2018 from the town engineer was reviewed. It was all agreed that the length of the private road to Sandown Road does not need further review. They will consider a street light at that intersection even though they don't expect a lot of traffic at night. Scott said the impact to the abutters should be considered, and he would prefer a street light closer to the units. Chip said he'd like to hear from the abutters directly across the street to see what they think of a traffic light. Barry, Chip, and Scott all said they're not fans of street lights. Chris said there is no requirement for a street light. A stop sign will be at the end of the road and reflectors could be placed on a nearby tree.

Several items from the October 9 letter are technical and will be addressed by the design engineer.

Mr. Manning explained the area around the mailbox has been widened and graveled and the well radius has been moved off the abutting properties. A letter from the postmaster will be required. It was suggested that this area be paved to help with snow plowing.

A few street trees are shown on the plans, especially to the west of the proposed road where it meets Sandown Road. Designated handicapped parking is shown on the plans. Any additional parking will add impervious surfaces which they are trying to avoid. There is enough parking to meet the requirements when driveways and garages are included. It is desirable to have residents and visitors park in the designated parking spaces rather than at the end of the road which is meant for turning and emergency vehicles.

There will be level spreaders to catch runoff and there will be some fill on some areas.

The meeting was opened to the public. Philp Roth, 32 McIntosh, asked about the size of the units. They will be approximately 1200 square feet, two-bedroom rental units, with four units per building. The architectural drawings will need to be added to the plans. The total road length if planned to be about 838' long, with the first building about 500' from Sandown road. The only occupancy restriction is that all residents are over age 55.

Carsten Springer mentioned the previous project for this property was for 66 units; the new developers have worked hard to make this project work well for Danville.

Richard Atkins asked about the project. It was explained that this project incorporated a larger amount of undeveloped land than required per the regulations. There is nothing to compel the owner to develop anything even after approval. The road will be costly due to its length. Once the project starts, they will want to finish it quickly in order to receive rental income. There are some state permits pending approval and the construction time from start to finish could be about 6-8 months.

Mr. Manning asked to have an extension of the review period. Chip made and Scott seconded a **motion to grant an extension to January 10, 2019**. The motion **passed** unanimously.

Two waiver requests were reviewed. The first, regarding the dead-end cul-de-sac, was found to not be detrimental to the public. The fire chief has approved the design. The objective of section V.B.5 of the subdivision regulations was to ensure the road length was not too long and that there was adequate space for emergency vehicles to turn around. A cul-de-sac design does not fit on this particular parcel, creating a unique hardship. Chip made and Scott seconded a **motion to grant a waiver from Subdivision Regulations section V.B.5**. The motion **passed** unanimously.

A second waiver request regarding sidewalks was reviewed briefly. Trails will be added to the plans. The Zoning Ordinance requires that pedestrian access be provided, which seems to be the case. The

waiver request was withdrawn. A note on the plan regarding trails will need to be provided. A letter from the Conservation Commission will need to be obtained. This will be on the October 25 agenda.

Outstanding items:

1. Possibly hearing from abutters on Sandown Road across from proposed private road regarding street light
2. Possibly paving area around mailbox
3. Letter from postmaster regarding mailbox
4. Add architectural drawings to the plans
5. Addition of waiver approval to plans
6. Adding a note regarding trails
7. Any outstanding state permits
8. Any outstanding items from town engineer

Post Subdivision, map and lot 4-94:

Revisions were made the plans per the site walk. Three more test pits have been dug to ensure that they are in the correct areas. The letter dated October 4, 2018 from the town engineer was reviewed. The plans presented tonight are a result of the comments from that letter. The new plans have not been sent reviewed by the town engineer yet.

The waiver has been added to the plans. A conditional use permit has not been requested yet. The Conservation Commission will need to address this first.

It was agreed the lot frontages for lots 14 and 22 are acceptable. The Alteration of Terrain permit is still pending. Chip made and Scott seconded a **motion to grant an extension of the review period to January 10, 2019**. The motion **passed** unanimously.

Note 15 on the plans will need to be revised to state it is “granted” with the appropriate date. A road bond will need to be discussed with the Selectmen and all items from Dennis Quintal will need to be addressed.

This will be on the agenda in two weeks.

Outstanding items:

1. Submission and discussion of a conditional use permit
2. Review of plans by Conservation Commission
3. Revision of note 15
4. Discussion of road bond with Selectmen
5. All outstanding state permits
6. All outstanding items from town engineer

Warrant Articles:

The first public hearing will be the first meeting in December. Suggestions for 2019 zoning ordinance revisions will need to be reviewed in preparation for the hearings. It was noted that citizen’s petitions from board members send the wrong signals to residents.

At 9:39pm, Chip made and Scott seconded a **motion to adjourn**. The motion **passed** unanimously.

Respectfully submitted,  
Janet S. Denison

Upcoming agendas:

Oct. 25, 2018

7:30pm minutes and correspondence

7:40pm 2 Sandown Road, tax map and lots 1-19A & 1-19B lot consolidation and subdivision

8:00pm 87 Sandown Road, tax map and lot 1-32 Bob Meaney site plan

8:30pm Post subdivision, tax map and lot 4-94

Nov. 8, 2018

7:30pm minutes and correspondence

Dec. 13, 2018

7:30pm minutes and correspondence

7:40pm Zoning Ordinance warrant article 1<sup>st</sup> public hearing