

Planning Board  
October 25, 2018

Members present: Barry Hantman, Chris Smith, Jim Castine, Roger Whitehouse, Scott Borucki

Others present:

George Nelson, Steve Woitkun, Holly Bright, Richard Atkins, Emily Jalbert, CarolAnn Cook, Carsten Springer, Josh Manning, Bob Meaney

Chris made and Scott seconded a **motion to approve the minutes of October 11, 2018 as written**. Jim and Roger abstained. The motion **passed**.

Bob Meaney, 87 Sandown Road, map and lot 1-32 site plan:

Josh Manning said that the town engineer still needs to review the plans. The review period for this application ends in January. He will notify the Board when he is ready to discuss this.

Caleb Drive & Ward Way, map and lots 1-45-15, 1-51-2, and 1-51-3 subdivision:

Barry explained this is a stage 2 discussion which is non-binding. The waiver request can be reviewed and an informal poll can be taken to see what Board members think of it.

The plans were revised per the last meeting discussion. The two lots to the west have been consolidated. Lot 20 will be a conventional lot with frontage on Caleb Drive. The road previously shown being within 100' of town land has been realigned. Water connections will be through Hampstead Area Water Company, thus allowing well radii to be removed from the plans. The lots on Ward Way will be included in the cluster development. Lot 51-1 will be a conventional lot.

The waiver request dated October 22, 2018 was discussed. The overall parcel is 45 acres and 30 acres will be left as open space. The waiver, if granted, will have the new road built in a way that avoids the crossing on the road formerly known as Rookery Lane. With one entrance extending Ward Way, the wetland impact will be reduced by over 10k square feet, and remove a 20' bridge with guard rails and retaining walls that would eventually become the town's responsibility to maintain. The overall road length will be 2310' from the edge of Caleb Drive to the center of the cul-de-sac, which is shorter by almost 200' than if the two cul-de-sacs are made. This also increases the amount of open space.

Josh Manning said the homes will have sprinkler systems. They will need to see the Fire Wards for their approval. Barry said that there is a change to the expected wetland impact and this will require a discussion with the Conservation Commission. With the Conservation Commission chairman and Fire Chief in attendance, the Board agreed to hear what they thought of the waiver.

Carsten Springer said that he can address this tonight speaking only for himself. This will be discussed with the other members later. He mentioned this parcel was the subject of a site walk a while ago. He feels that eliminating the need for a bridge is an improvement, but he will defer to the Fire Chief for anything related to the safety of the residents. He said this does seem like a better plan if there are no wells to worry about. Mr. Manning added that utilities will be buried along the side of the road, keeping in line with the existing utilities on Ward Way. He said that property line between the town forest and this subject property follows the center of the waterline. The water is reported to be at least 6' deep in spots. It will be difficult for anyone to get to the town forest from their backyards with a heavy band of water running north to south. The beavers are active in this area.

There was a short discussion about the waterline from Hampstead having a strong enough flow rate for a hydrant. Mr. Manning said this is still being discussed and he can look at the available flow in the area.

Scott said there is a different flow rate for home sprinkler systems and what is needed for a hydrant. This is determined from one community to another. A hydrant may need a dedicated pump. Mr. Manning said there is plenty of water for the sprinkler systems.

Chief Woitkun said he met with Mr. Manning and discussed the road length. He said he has no problem with it. They have also discussed a hydrant on the corner of Boulder Drive which could supply 500 gallons per minute. If that is acquired, a pressurized hydrant further up the road will help the home sprinkler systems. This will be discussed with the Fire Wards. The Chief said if the 500 gpm hydrant is on the corner of Boulder Drive, a hydrant with less pressure could be acceptable further up the road.

Barry asked about the length of hose available and the possibility of a tree falling across the road, preventing a rescue vehicle from accessing homes further up the road. It was explained that an area about 80-90' wide, which reduces the risk of a tree falling on the road. Mr. Manning said more can be cleared if the Board wanted, but in 30 years the trees may have grown back. A drainage swale and underground utilities may deter property owners from allowing trees too close to the road.

George Nelson asked about the criteria for granting a waiver and why the town would have to own the bridge. He was told about the specific criteria to meet and that financial matters are not a reason to grant a waiver. In a development like this, the town typically takes ownership of the road.

Scott asked if a longer dead-end road is more acceptable than two roads and a bridge.

The Board members offered their unanimous opinions that if two hydrants are installed and if the homes have sprinkler systems acceptable to the Fire Wards and Chief, then they would grant the waiver as presented.

Mr. Manning was instructed to meet with the Fire Wards and Carsten asked him to bring both sets of plans to a Conservation Commission meeting.

The new plans were discussed. Wells have been added and the 4k septic area. The lots will be roughly ½ acre each. Mr. Manning said it looks like the 4k areas take the entire front yard but he assured the Board that there will be room for driveways as the septic systems are not that large when they are built.

Jim asked about the open space calculations and if there is enough dry land to offset the wetland. Mr. Manning said there is sufficient upland to meet the requirements.

Mr. Manning asked about the 50' cross sections and explained their AutoCAD layout. He was told he can request a waiver but it's good for the Board to review the cross section. The detailed plans will go to the engineer within the next few weeks. Test pits will be done and then a stage 3 application will be filed. He was encouraged to speak with the town engineer. This will be continued to December 13<sup>th</sup>, at which time a two-lot subdivision will also be discussed.

#### 2 Sandown Road, map and lot 1-19A & 1-19B lot consolidation and subdivision:

The frontage for lot 2 has been amended. The two lots on Route 111A will have a shared driveway. Jim Lavelle said that an abutter to the project spoke with NHDOT about the intersection and that something should be submitted to them requesting the intersection be improved. This may include additional easements, so the sight distance can be improved and maintained. It was mentioned that there is an area within the state right-of-way that has been left undisturbed due to rock. Mr. Lavelle is hoping to have an appointment with them next week to review options.

There is an appointment tomorrow with the Fire Wards and Chief. They will review the four lots and the back portion. The Chief said he has not seen the plans yet but has no desire to use the existing pond for firefighting. Carsten mentioned it is a hand-dug, spring fed pond which is reported to be 15' deep.

A new test pit has been dug. Mr. Lavelle said he found the plans in his office today and has not had time to review them yet. The site walk was rescheduled for November 4<sup>th</sup> at 8am. The Conservation Commission and public were invited to attend. Mr. Lavelle was asked to mark the lot corners and show where the DOT easement ends and private property begins, the areas for a septic and the proposed building footprints, and to flag the wetlands.

There were no questions from the public. This will be continued on November 8<sup>th</sup>.

Post Subdivision, map and lot 4-94:

Carsten Springer turned in a letter from the Conservation Commission dated October 25, 2018 stating they have no items of special interest regarding this project. A notice stating the wetland permit has been applied for was received by the office. The drainage calculations were given to Dennis Quintal earlier today with a set of the new plans.

The conditional use permit application will need to be returned.

This will be continued to November 8<sup>th</sup>.

Zoning Ordinance Warrant Article:

The following articles were reviewed:

1. To see if the Town of Danville will vote to amend the Danville Zoning Ordinance to correct Article XII.G.2.a.2) so that it correctly references RSA 12-K:7 (b) which specifies the amount of time needed for proper notice of a hearing.

Roger made and Chris seconded **motion to bring this to a public hearing**. The motion **passed** unanimously.

2. To see if the Town of Danville will vote to rename the title of Article VIII in the Danville Zoning Ordinance. Specifically, this will amend the title from "Wetlands Conservation District" to "Wetlands Ordinance."

Chris made and Roger seconded **motion to bring this to a public hearing**. The motion **passed** unanimously.

3. To see if the Town of Danville will vote to amend the Danville Zoning Ordinance to increase the spacing required for landscape buffer tree markers for cluster/open space development interior lines. Specifically, this will modify Article IV.A.3.e.5) c) ii to state that markers shall be placed on trees spaced every \_\_\_\_\_ feet.

The Board discussed a number to add to this. In a dense forest the markers are hard from one to the next but it was mentioned that every 25' can be obtrusive. The state requires markers every 50-75', as long as they are visible one to another. This is hard to do in wetlands. After discussion, Roger made and Scott seconded a **motion to add "every 50' plus or minus, or spaced based on site conditions" and to bring this to a public hearing**. The motion **passed** unanimously.

4. To see if the Town of Danville will vote to update the Danville Zoning Ordinance to provide a consistent usage of the terms "Mobile Home" and "Manufactured Housing" in the ordinance. Specifically, this will modify Article II.V, Article II.CC, Article IV.D, Article V.H.2.f.2).c), and Appendix A to change all references of either "Mobile Home" or "Manufactured Housing" (including the use of those words in plural) to be "Mobile Home / Manufactured Housing".

Barry explained the use of these terms is inconsistent. Scott made and Jim seconded a **motion to bring this to a public hearing**. The motion **passed** unanimously.

There was a short discussion about home owner's associations and what happens when they cease to exist. Barry said the Selectmen become the overseers of the land and Scott said this is a discussion for another day. Carsten suggested a bond could be put in place for open space land similar to a road bond. It was agreed that responsible land management practices should be followed, especially if dead trees and brush pose a hazard.

At 8:56pm Jim made and Scott seconded a **motion to adjourn**. The motion **passed** unanimously.

Respectfully submitted,  
Janet S. Denison

Upcoming agendas:

Nov. 8, 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	Post subdivision, tax map and lot 4-94

Dec. 13, 2018

7:30pm	minutes and correspondence
7:40pm	Zoning Ordinance warrant article 1 <sup>st</sup> public hearing
8:00pm	Caleb Drive & Ward Way, map and lots 1-45-15, 1-51-2, and 1-51-3 subdivision