

Planning Board
April 11, 2019

Members present: Barry Hantman, Chip Current, Jim Castine, Chris Smith, Jennifer Heywood, Scott Borucki-Selectmen's Rep.

Others present: Tim Lavelle, Josh Manning, Holly Bright, Richard Atkins, John Jalbert, Emily Jalbert

Minutes:

Chip made and Jim seconded a **motion to approve the March 28, 2019 minutes as written**. Chris abstained. The motion **passed**. Jim made and Chip seconded a **motion to approve the March 31, 2019 site-walk minutes as written**. Chip and Chris abstained. The motion **passed**. Chip made and Scott seconded a **motion to approve the April 6, 2019 site-walk minutes as amended**. Jim, Jennifer, and Chris abstained. The **motion** passed.

Correspondence:

- Notice for the 25th Annual Spring Zoning conference
- Plaistow is hosting a PB training on the 22nd at no cost
- Letter from the executive council of NH, dated April 2, 2019, regarding their function in the state
- Email from the Conservation Commission, sent April 10, 2019, regarding Ward Way

2 Sandown Road, Lake Realty Trust, phase 1:

Tim Lavelle mentioned asking for final approval. Without a letter from the town engineer, this Board will not be able to. One of the conditions dealt with drainage and it needs to be confirmed that the town engineer has approved of it.

This will be on the agenda in two weeks.

2 Sandown Road, Lake Realty Trust, phase 2, Stage Coach Estates:

New plans were given to the Board members. Changes were made due to the site walk. The wetland area is shown on lot 11. The soil scientist has been contacted to look that over. It appeared the wetland areas on lot 16 seemed to be connected. The soil scientist will review that area and reflag it as necessary. The area at station 11+50 at the corner of lot 12 will be reviewed for a culvert. This was told to Bill Gregsak and Bruce Gildare.

The name of the new road has been changed to Emily Lane. Barry asked about the tree buffer to be proposed between the road and the abutter to the west. Mr. Lavelle said it is in his notes to discuss that. A drainage swale will also be discussed if there are to be any drainage issues due to the right-of-way. It was suggested that the plantings be placed to shield the house from headlights of vehicles on the road.

Chip asked about a dotted line on sheet 5 which seems to go through test pit 8. Mr. Lavelle said this is a soil line and was put there for the state. Barry said there wasn't much more to talk about until the state issues are addressed. Bill Gregsak will run the computer models for drainage and this will be on the agenda in two weeks. Jim pointed out the triangle in the intersection is still shown on the cover sheet. Chip made and Jim seconded a **motion to grant an extension to June 13, 2019**. The motion **passed** unanimously.

Caleb Corners II, Map and Lot 1-45-15, 1-51-2, and 1-51-3:

The notes from the site walk and the email from the Conservation Commission were reviewed. New plans were given to those present. Sheet 4 shows the 25' wide deeded easement to the town which leads to the town forest. On sheet 3A a note indicates the town has the right to provide beaver control within the open space. Josh Manning said this will be in the deeds also.

The waiver request for Section VI.J.3 of the Subdivision Regulations was reviewed. It was agreed this meets all the criteria for granting a waiver. Chip made and Chris seconded a **motion to grant a waiver to Section VI.J.3 of the Subdivision Regulations for detention pond 1 to be in the buffer**. It was agreed this waiver is not in effect for all other areas. The motion **passed** unanimously.

Mr. Manning said he met with the Conservation Commission and the Heritage Commission. Jim said the Heritage Commission has no concern with the development. Mr. Manning said there were some comments from the Road Agent and street trees. Note 19 has been added, stating the trees planted in the right-of-way are town property.

The Board reviewed the March 22 letter from Dennis Quintal. There are additional recommendations for the road bond which need to be discussed with the Board of Selectmen. The Alteration of Terrain permit should be arriving soon. Per Item 29 a note has been added to sheet A3. The homeowner's association will be in charge of the maintenance of the detention ponds.

The Board discussed granting conditional approval. The following conditions were discussed:

1. Performance bond
2. Satisfaction of comment 27 on town engineer letter date march 22
3. Approved conditional use permit for wetland crossing
4. Approved state subdivision and NHDES Alteration of Terrain permits
5. Move signature blocks for the pages to be recorded (record cs, a1, a2, a3, a4, u1—all contain the notes)
6. Professional stamps on plans, including the engineer, soil scientist, surveyor
7. Note for the waiver granted tonight, stating this is not a blanket waiver (this needs to be spelled out on note 17 or a reference to tonight's meeting minutes)
8. Update note 17 to reflect waiver details
9. Need home owner association documents for review, and the acceptance of the same by the Planning Board

Chip made and Jim seconded a **motion to grant conditional approval based on the nine conditions listed above**. The motion **passed** unanimously.

This will be on the agenda in two weeks.

At 8:30pm, Scott made and Chip seconded a **motion to adjourn**. The motion **passed** unanimously.

Upcoming Agendas:

April 25, 2019:

1. Preliminary discussion: 225 Main St
2. Life Storage, LP, map and lot 4-237, addition of a climate-controlled building
3. 2 Sandown Road, Lake Realty Trust, phase 1
4. Caleb Corners II, Map and Lot 1-45-15, 1-51-2, and 1-51-3