

Planning Board June 12, 2014

Members Present: Barry Hantman-Chairman, Michael Denison, Josh Horns, George Manos, Chris Giordano-Selectmen's Representative, Janet Denison-clerk

Excused Members: Chip Current, Haeyoon Jacobus

Others Present: Henry Corey, Kevin Hatch, Ed Delorey

Minutes

Minutes of May 22, 2014 were reviewed. George made and Chris seconded a **motion to approve the May 22, 2014 minutes as written**. The motion **passed** unanimously.

Master Plan

The Growth Management chapter, as revised by George, is still under review.

Correspondence:

- Letters written to Attorney Ralph Stein, dated June 5, 2014 and to Eben Lewis of NHDES, dated June 5, 2014. From the Conservation Commission, regarding properties on Cote Drive.
- From the city of Portsmouth, a public hearing regarding a wireless communication tower
- From OEP, survey regarding land use regulations

Preliminary Discussion regarding Map and Lot 3-168

Kevin Hatch introduced himself as the engineer working with Henry Corey who owns 15 Main Street. This site has been previously discussed with the Board.

The property formerly had a four-apartment building, legitimacy uncertain, with a failed septic system. The building was used as a training burn by the fire department and a meeting with the ZBA saw the granting of a variance for the building setback within the wetlands. The existing foundation at the north of the property has remained and the owner hopes to build an auto repair garage on the site. The prior septic was taking in 1k gallons per day; this will be reduced to about 200 gallons per day.

Previously there was 12,500 square feet of impervious surface. This plan indicates a reduction to 1600 square feet impervious surface area with a three bay garage. Parking calculations were shown on the plans as 20 spaces and one handicapped space. The development close to the wetlands is being eliminated and everything will drain away from the wetlands. The ZBA asked the Planning Board to require some sort of barrier to eliminate vehicles driving and parking along the north of the building, also eliminating access to the west side of the property.

The garage floor is sloped to facilitate drainage away from wetland. The swale and construction design are on another sheet. There has been some topography disturbed and Chris pointed out the topo shown on the plans does not represent the existing conditions. The plans show the elevations of the lot prior to the lot being leveled. Two stop-work orders were sent, telling Mr. Corey to cease leveling the property. Mr. Hatch explained the proposed treatment swale layer

did not print because that layer was not turned on in the software when the plan was printed. Mr. Hatch explained where the level spreader and other treatment areas will be.

Barry explained the Board will need to review drainage calculations, signage details, lighting plans, landscaping plans, the ZBA conditions per the variance, any additional waivers from site plan regulations, and confirmation from the State regarding the curb cut.

Mr. Hatch was asked about the note stating this lot is not in the flood hazard area when it's known to flood. Mr. Hatch said it is not listed in the FEMA special flood hazard area; the flooding was due to the state not maintaining a nearby culvert. He reported the state has said it's been taken care of.

Mr. Delorey was asked about underground utilities, and the fact that he received a waiver that did not require him to install them, but they were installed underground anyway. Mr. Delorey said he was irritated by the Board due to a request to redesign the building and his intent was to install the utilities underground all along.

The plans will need to be reviewed by the Conservation Commission. A site walk was planned for Sunday, July 6, at 9:00 am. The public and the Conservation Commission are invited to attend.

Mr. Hatch said an easement will be put in place for the access to other properties, in anticipation of the properties changing hands. This will allow the continued use of a shared driveway and parking area, plus give each building two manners of egress to the road.

Chris asked if the plans will need to be amended if the circle is to be removed from the dance studio. Barry suggested that during this hearing for this lot, the board can vote to approve the removal of the circle in the other lot.

At 8:05pm Josh made and George seconded a **motion to adjourn**. The motion **passed** unanimously.

Respectfully submitted
Janet S. Denison

Agendas:

- July 10, 2014
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| 7:30pm | correspondence and minutes |
| 7:40pm | Preliminary discussion with Josh Manning, Points North Design Group, for property on Main and Sweet Street |
| 8:00pm | Site plan review for Map and Lot 3-168, property owned by Henry Corey |