

## **Planning Board May 22, 2014**

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

Excused Members: Haeyoon Jacobus, Michael Denison

Others Present: Karl Dubay, John Mason

Those present wished Barry a happy birthday and enjoyed chocolate cake.

### Minutes

Minutes of May 8, 2014 were reviewed. A few typographical errors were corrected. Chip made and Chris seconded a **motion to approve the May 8, 2014 minutes as amended**. The motion **passed** unanimously.

### Correspondence:

- Legal notice from Town of Merrimac regarding a cell tower installation
- Letter from DTC regarding the recent decision that a subdivision approved in 2006 is still required to install sprinklers in the homes. The building inspector is enforcing this due to recent correspondence from town council. This will be forwarded to Peter Loughlin for his comment as this seems to be an issue between the developer and the town. The applicant has not presented an amended plan to the Planning Board, therefore there is nothing on which the Planning Board may act.

### Preliminary Discussion regarding Map and Lot 4-46

Karl Dubay introduced himself and John Mason as acting on behalf of the property owner. The lot is almost 72 acres in size and has been surveyed with wetland flags placed. The plan discussed with the Board included a looped road, extending Meadowlark Lane and connecting again to Long Pond Road.

There was a discussion about the amount of upland soil and open space and whether or not this lot can have 26 or 31 lots. The developer will need ten more acres in order to have enough upland soil to yield 31 lots.

Mr. Dubay said there is less than 4000 square feet of wetland impact and this is due to the road crossings.

An escrow account will need to be set up before the town engineer can review the plans. Our health officer will witness the test pits. A cul-de-sac reversion can be done if necessary. It was suggested that the abutters be notified to see what their wishes are.

PSNH has been contacted already. Mr. Dubay said they plan to abide by their setbacks. A traffic impact study may not be necessary and may depend on the number of lots developed. The site distance from the road and the proposed new entrance to Long Pond seem fine. The road

will be built to town standards and retain the name of Meadowlark Lane. A passive open space association will be formed and the documents for it will be reviewed by town counsel.

The use of ATVs on the PSNH corridor is not a Planning Board issue. Right-of-ways will need to be shown on the plans to surrounding parcels. These need to be reasonable and not crossing wetlands.

#### Other Business

The Growth Management chapter that George revised was reviewed. Barry said some of the data seems to indicate we don't need a growth management chapter today. It was written in 2005 when Danville's population was growing rapidly. The chapter will remain in the Master Plan as groundwork for future studies. It illustrates the problems that can occur if growth is not monitored. Revisions will continue to be made on this chapter.

At 8:25pm Chip made and George seconded a **motion to adjourn**. The motion **passed** unanimously.

Respectfully submitted  
Janet S. Denison

#### Agendas:

- June 12, 2014
  - 7:30pm       correspondence and minutes
  - 7:40pm       Master Plan updates
- July 10, 2014
  - 7:30pm       correspondence and minutes
  - 7:40pm       Preliminary discussion with Josh Manning, Points North Design Group, for property on Main and Sweet Street