

## **Planning Board Mar. 28, 2013**

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

Excused: John Russo

Others present: Dennis Quintal, Robert and Kathleen Dennis, Tim Lavelle, Mark Auer

George Manos was welcomed to the Board. He's asked for paper copies of the Planning Board documents.

Barry volunteered to make the change to the Zoning Ordinance per the recent town ballot.

### Minutes

The minutes of March 14th were reviewed. Chris made and George seconded a **motion to approve the March 14, 2013 minutes as written**. Chip and George abstained. The motion **passed**.

### Correspondence

- Notice from the Portsmouth Planning Board for a cell tower installation
- Spring Zoning Conference invitation. George will be attending.
- National Business Institution invitation
- *Planning and Land Use Regulations* books, 2012-2013 edition
- *Town and City*, March/April edition
- A letter from Charlie Zilch, dated March 28, 2013, requesting an extension of the review period for Hoyt-Clydesdale Drive subdivision & excavation/restoration applications. Chris made and Chip seconded a **motion to grant the extension until April 11, 2013**. The motion **passed** unanimously.
- A letter from Dennis Quintal, dated March 28, 2013 regarding the Hoyt gravel pit restoration project

### Discussion with Dennis Quintal

#### 1. Hoyt gravel pit

The previously scheduled meeting with Charlie Zilch regarding the Hoyt-Clydesdale Drive subdivision & excavation/restoration applications was deferred until the April 11 meeting. Dennis Quintal was present and briefly discussed his March 28<sup>th</sup> letter with the Board. He stated he has not seen the subdivision plan. Barry suggested reviewing this before the restoration plan is complete to ensure both plans work together with minimal revisions to either once one is approved, including the buffer between the pit and the lots to be

subdivided. It was made clear the excavation and restoration needs to be finished first before the subdivision plan is approved.

Mr. Quintal summarized his letter, stating three wells are required per our ordinance; if something different is wanted, the applicant will need to ask for a waiver. He suggested dividing phase 2 into sub-phases to more easily measure and track the work as it's being finished. He said the sequence of sub-phases within phase 2 is less important than keeping a schedule for accomplishing the entire phase. Mr. Quintal suggested a time limit for completing larger phases.

He reminded the Board of RSA 155-E:5 which mentions a five acre maximum.

## 2. Fee Schedule

There was a short discussion about revising the fees for applications and include a minimum for engineer reviews. This will be an initial retainer, any unused portion to be returned to the applicant. Likewise, if more is needed for further reviews, the applicant will be asked for those funds. The applicant will also have the chance to ask for a waiver of the fees. After discussion, Chip made and George seconded a **motion to set the fees as \$3000 for site plan and subdivision applications and \$500 for a lot line adjustment application**. The motion **passed** unanimously. Barry said he will put together something in writing for discussion at the next meeting.

## 3. Stormwater management

Mr. Quintal attended an informational seminar regarding the MS-4 and stormwater management. He was assured the town is aware of the upcoming requirements and has someone working on this with the Board of Selectmen. Mr. Quintal suggested some sort of outreach to the residents to educate them on the importance of this topic.

Minor Lot Line Adjustment between Robert & Kathleen Dennis, 20 Colby Road, and Estate of Robert & Lorraine Chase, 24 Colby Road, known as tax map and lots 3-83-3 and 3-83-2.

The application was reviewed for the line adjustment between lots 3-83-3 and 3-83-2. All abutters were notified. Chris made and Chip seconded a **motion to accept the application**. The motion **passed** unanimously.

Jim Lavelle explained that a hedge row has been maintained for several years between the two properties but the hedge does not follow the lot line. This application will move the line to follow the hedge.

An iron pin is shown on the plans, marking where the existing line and proposed line bisect. This is not a change in direction and both measurements will be shown on the map: the total of the entire straight line and the separate length for each lot. The new and old lines will be clearly marked as old and new. The well radius will be marked on the plans.

The distance from existing buildings to the lot lines will be marked on the plans. Frontage is not changing for either lot. There is a 2.52' length of frontage for lot 3-83-3, as shown on the plan, indicating a change in direction which follows the deed description.

Barry pointed out the square footage as shown doesn't quite add correctly. Mr. Lavelle explained the calculation rounds the number to two decimal points but it is accurate.

Mark Auer of 37 Sweet Street asked how this will affect his property. He reviewed the maps and it was explained that there are setbacks for permanent structures to lot lines.

Chris made and George seconded a motion to close the public hearing. The motion passed unanimously. The application will be discussed on the 11<sup>th</sup> at 7:40pm.

Outstanding items to be reviewed:

1. Indicate entire length of straight line to be created that divides properties as well as the separate length of same line for each lot
2. clearly indicate new versus old lot lines
3. show well radius
4. show distance from existing structures to new lines

At 9:00pm Chris made and Chip seconded a **motion to adjourn**. The motion **passed** unanimously.

Respectfully submitted  
Janet S. Denison

Agenda for April 11, 2013

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| 7:30pm | Correspondence and minutes   |
|        | Election of officers and appointments as representatives to the Rockingham Planning Commission   |
| 7:40pm | <u>Minor Lot Line Adjustment</u> between Robert & Kathleen Dennis, 20 Colby Road, and Estate of Robert & Lorraine Chase, 24 Colby Road, known as tax map and lots 3-83-3 and 3-83-2. |
| 8:00pm | <u>Hoyt-Clydesdale Drive subdivision &amp; excavation/restoration</u> property owned by Al Hoyt and Sons, Inc., Tax Map 4, Lot 28  |
| 9:00pm | preliminary discussion with Jim Lavelle regarding Danville Action Games (D.A.G.), Map and Lot 4-46, off Long Pond Road, construction of a paint ball facility                        |