

Planning Board
Sept. 24, 2015
7:30 pm

Members Present: Barry Hantman-Chairman, Chip Current, Haeyoon Jacobus, Chris Smith, Roger Whitehouse, Chris Giordano-Selectmen's Representative, Janet Denison-clerk

Others Present: Doug MacGuire, Charlie Zilch, Ron Peverly

Minutes

The September 10 minutes were reviewed. Chris G. made and Chip seconded a **motion to accept the September 10, 2015 minutes as amended**. The motion **passed** unanimously.

Correspondence

- An invoice for purchasing the 2015/2016 land use RSA books. The Planning Board will purchase enough for the Selectmen and Planning Board, and one each for the Heritage Commission and ZBA.

Other Business

The Zoning Ordinance update/amendment hearings will be held in December. Chris G. pointed out a discrepancy on page 56 of the Subdivision Regulations regarding the depth of crushed gravel required for roads.

The CIP will need to be reviewed soon.

Stage 2 Subdivision regarding Map and Lot 4-46 owned by LER Realty, property off of Long Pond Road

Doug MacGuire explained that the drainage study has been fine-tuned and tied in the Alteration of Terrain permit from the state. He explained that they would like to start the phase 3 discussion quickly. He said he's heard Dennis Quintal is very good and would like to meet with him very quickly to discuss the plans. Mr. MacGuire would like to address any comments from the engineer before the first phase 3 discussion. The timeline was explained to him and possible meeting dates.

The abutter's list was reviewed. Everyone had been properly notified. Chris G. made and Chip seconded a **motion to accept the application**. The motion **passed** unanimously.

It was explained that the previous application was withdrawn. This application is for a 26 unit duplex (13 buildings) and will require less roadway than the previous application. The total length is approximately 1500' and will be off of Long Pond Road. The open space comprises 83% of the development when only 25% is required. The right-of-way to each abutting parcel was pointed out and it was explained this is to leave room for future expansion.

The western most building is approximately 240' from the parcel to the west. Mr. MacGuire pointed out the well field for the common water system. The well house is approximately 300' from the western parcel. They are maintaining a 50' no-cut buffer and are meeting the no-building setback.

Barry said the Board will need to see the wetland calculations. No waivers are being requested. They will need to meet with the fire chief to discuss the cistern. The proposed location of the cistern was pointed out on the plan. They will also need to speak with the Board of Selectmen regarding curbside trash pick-up. They do not plan to have dumpsters. Chris G. said he had no problem with town-wide trash pick-up.

The road will be deeded to the town. It will remain a private road until accepted. Mr. MacGuire was told to speak with the road agent. He will also need to meet with the Conservation Commission.

There is one minor wetland crossing. This is the same one from the previous application. It was agreed to have the centerline of the road staked and the wetlands flagged, then conduct a site walk. The Board was told the test pits have been marked. The Conservation Commission and the public are invited to attend the site walk. It was agreed to hold the site walk on October 17 at 9am.

There were no questions from the public at this time.

Site Plan application for Cotton Farms MHP, LLC. This is to remove the two existing four-unit apartment buildings located at 41 and 42 Beatrice Street, known as Tax Map and Lots CF-H and CR-J, and construct two six-unit two-story apartment buildings within the same footprints.

Charlie Zilch explained Cotton Farm is known as map 3 lot 87 and is an existing mobile home park on 123 acres. There are 160 units allowed on the site, all served by a common water supply. The site is accessed through Sandown. An emergency access is off of Colby Road.

This particular site plan deals with two units on Beatrice Street, 41 and 43. They are 1.5 story, four unit buildings, each having one bedroom. The two buildings share a septic system which is built for 800 gallons per day. The plan is to have the fire department perform a controlled burn to raze both structures. These will be replaced on their same footprints with two two-story buildings, each having three one-bedroom units. This increases the overall capacity of Cotton Farm by four units.

Mr. Zilch explained the septic system will be redesigned. The new system will be located across the street and will have an 1800 gallon per day capacity. He expects the new buildings will require 1600 gallons per day.

There are 17 parking spaces allotted for the two buildings when 16 are required. This number was questioned; that it may require 24 parking spaces.

All the abutters were properly notified. There were no further questions. Chris G. made and Chip seconded a **motion to accept the application**. The motion passed. Barry and Roger recused themselves and stepped away from the table. Chip continued as acting chairman for this application.

Mr. Zilch said the only state approval has been obtained. No alteration of terrain permit is required.

The letter from Dennis Quintal was reviewed. Mr. Zilch said it would require a lot of work to show all the waste disposal systems on the plans. It was suggested the known systems can be put on the plans.

There was a discussion about road width and the required number of parking spaces.

An email was received by a resident who was not able to attend, Michael Kolotila. He asked about the park density and how this will affect the water supply, specifically if this will overtax the existing pump houses and drain the aquifers. He asked about increased traffic and if steps will be taken to protect against pollutants entering the water supply during destruction and construction.

Mr. Zilch explained the court mandate sets a maximum density of 160 units. There was a four-unit building previously removed and replaced with a 2-unit building. This was on Wesley Street about four years ago. Considering this and the current application, Mr. Zilch believes the park will be at its 160 unit maximum. He will get confirmation about this.

The application covers all the requirements for septic design and erosion control will be in place during all phases of razing and constructing the buildings. Mr. Zilch said he can get something in writing from the water company stating the additional water flow is manageable. The leaching field is believed to be fine. It has been checked and there is no leakage or odor. The systems there are believed to have been built in 1998 and 2002.

The number of parking spaces was questioned again. The Zoning Ordinance and Site Plan regulations will be reviewed.

It was pointed out that the buildings may be planned for the existing footprints but the setbacks may have changed. Mr. Zilch explained that the building at 43 Beatrice Street is almost entirely within the wetland setback; 41 Beatrice has one corner within the setback. The question was raised about whether building in the same footprint is a vested use. The requirements for a 6-unit building will be reviewed as these may be different than a smaller multi-unit structure.

Mr. Zilch pointed out that he is working with existing conditions and the layout may not allow for all the parking spaces or the road width that may be required. He pointed out that many improvements are taking place. Chris G. said that improvements may be made, but it would be better if the site were built to conform entirely to current zoning.

The third item from Mr. Quintal's letter from September 23rd mentioned emergency access. Mr. Zilch asked if it would be ok if he obtained a letter from the fire chief stating the access is acceptable. Chip said he wasn't sure that fixing the existing road is germane to this plan. It would be good to get something from the fire chief. This is something that can be looked at more closely at the site walk.

Roger pointed out that snow removal has been taken care of well. He said this facilitates emergency access.

There was a lengthy discussion about the fact that, while the buildings are planned to be built in

the same footprint, the number of total units will exceed what is currently there. This may not be a grandfathered use. Chip gave the example of building a 10-story building in the same footprint. Not considering height restrictions, it illustrates the point of encroachment and may be contrary to inherent vested rights.

Barry mentioned RSA 674:43 which speaks of non-conforming uses.

Chip said he will speak with Peter Loughlin about the building footprints and infringement into the wetlands, especially in light of the increase in the number of bedrooms. Barry offered his opinion that he is glad they are trying to improve the situation.

RSA 674:19 was mentioned. There was a discussion of whether this plan constitutes an alteration.

A site walk will be held on the 17th at 10:30am. The Conservation Commission will be invited to attend. The Board will discuss this again on the 22nd at 8:30pm.

Subdivision application for Caleb Corners II, a 10 lot single family home subdivision, off a road to be known as Rookery Lane, parcel known as Tax Map and Lot 1-45-15

- Waiver request for a reduction in the Engineer Review Fee

Barry and Roger rejoined the Board discussion.

The new plans have been sent to Dennis Quintal. No comments have been received yet from the Conservation Commission. A driveway permit will need to be obtained from the road agent.

Each unit will have individual fire suppression. The note on the plan will need to be updated regarding this. As it is written, it doesn't make any sense due to the citizen's petition eliminating the sprinkler requirement.

Mr. Zilch pointed out the ROW has been updated to indicate the increased width. He said the centerline is a little off center due to the parcel to the north already being sold to a private party. The swale is still on the plans per regulation. It was suggested a note be added explaining the centerline.

Lots 2, 3, and 4 will need to have the contiguous upland soil numbers. The letter dated July 30 from Dennis Quintal was reviewed. A new driveway permit will need to be issued. It will need to be shown on the plans how the utilities will be configured. A detail of the bridge construction will need to be reviewed by this Board and the town engineer.

Mr. Zilch pointed out that the tree plantings will be evergreen, 30' apart, as shown on sheet 5.

The Board is still waiting for updated drainage calculations. The state subdivision permit is still in place. This will be a town road.

It was agreed to meet again on October 8th at 7:40. The waiver will be discussed at that time.

At 9:30pm Chip made and Chris G. seconded a **motion to adjourn**. The motion **passed** unanimously.

Respectfully submitted
Janet S. Denison

Upcoming Agenda:

- October 8, 2015

7:30pm minutes and correspondence

7:40pm Stage 2 Subdivision application for Sapphire Woods, an open space condominium, Tax Map and Lot 4-46, off of Long Pond Road. This is a 72 acre parcel owned by LER Realty.

- October 22, 2015

7:30pm minutes and correspondence

7:40pm Stage 3 Subdivision application for Sapphire Woods, an open space condominium, Tax Map and Lot 4-46, off of Long Pond Road. This is a 72 acre parcel owned by LER Realty.

8:30pm Site Plan application for Cotton Farms MHP, LLC. This is to remove the two existing four-unit apartment buildings located at 41 and 42 Beatrice Street, known as Tax Map and Lots CF-H and CR-J, and construct two six-unit two-story apartment buildings within the same footprints.

9:00pm Subdivision application for Caleb Corners II, a 10 lot single family home subdivision, off a road to be known as Rookery Lane, parcel known as Tax Map and Lot 1-45-15

- Waiver request for a reduction in the Engineer Review Fee