

Planning Board
Oct. 22, 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: Charlie Zilch, Doug MacGuire, David Collins, Ron Peverly

Minutes

The October 8 and site walk minutes from October 17 were reviewed. Chris G. made and Chip seconded a **motion to accept the October 8, 2015 minutes as amended**. Roger abstained. The motion **passed**. Chris G. made and Chip seconded a **motion to accept the October 17, 2015 minutes as amended**. Roger abstained. The motion **passed**.

Correspondence

- Letter from Dennis Quintal dated October 21 regarding Caleb Corners II
- An email from Dennis Quintal to Charlie Zilch regarding the engineer review fee. Dennis is ok with a reduction to \$1500.00.
- School Impact Fee Update from Bruce Mayberry, dated September 29. This will be reviewed at a public hearing on December 10th. The Board will determine if the new fees should be adopted.

2016 Warrant Articles

It was noted in the October 8 minutes that one proposed Warrant Article was not voted upon. Chris G. made and Chip seconded a **motion to put forward to the first public hearing the following:**

To see if the Town of Danville will vote to amend the Danville Zoning Ordinance to clarify the required width of existing right-of-ways in cluster developments by modifying section Article IV.A.3.e.2.b to remove the words, "fifty foot (50')"

The motion **passed** unanimously.

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.

This is the first Stage 3 discussion. There have been Stage 2 and preliminary discussions which addressed many issues. Chris G. made and Chip seconded a **motion to accept the application**. The motion **passed** unanimously.

Doug MacGuire stated the items from a month ago have been completed. He has met with the Conservation Commission and the Board of Selectmen. The Selectmen have agreed that if the road is accepted by the town then it should have curbside trash/recycle collection. A letter will be given to the Board from the Conservation Commission.

Mr. MacGuire also met with the Road Agent. He is ok with the plans as proposed. He requested that the frontage along Long Pond Road be extended, 30' from the centerline to the property line along the length of the frontage. There are also large pines that he'd like to see taken down, and asked if this can be done while the construction is progressing. The Board will need a letter from the Road Agent for the file.

Mr. MacGuire left a set of plans for the fire chief. The Board will need a letter from the chief as well.

Plans have been sent to Dennis Quintal for his review. Mr. MacGuire hopes to finish the plans for this project in the next two weeks.

There was a short discussion about the mailbox placement for units 17 & 18 and 15 & 16. It was explained that the driveways are too close together to allow placement of the mailboxes anywhere other than as proposed and still leave a 20' transition back into the street. There was a question about possibly needing a waiver for the mailbox placement. Some driveways seemed wide (24') and may be reduced. This may allow for better placement of the mailboxes.

Sheets 12 and 13 and the sheet of notes will be recorded.

The right-of-way to the Peverly property was noted to be conceptual. The parking area for unit 26 seems to be in the powerline corridor. Mr. MacGuire said that Eversource has seen the plans and has no concerns at this time. A letter will need to be obtained from them for the file. It was suggested that the plans show the approximate location of the new poles and wires, especially where they are near the proposed development.

Additional test pits will be shown on the plans. The speed limit will be changed to 25 mph.

David Collins asked if the ROW off of Meadowlark Lane can be changed as it currently shows access across and to a wetland area of his mother's property to the south. There was some discussion of running the ROW down the property line or moving it further west. Mr. Collins was asked if he could propose a better area, as he is more familiar with the land. Mr. MacGuire said that running a ROW along the edge of the property would require the ROW be set at a 90° angle to Meadowlark Lane. Barry said with the wetlands at the north of the Collins property and the wetlands at the south of the topic parcel, the ROW off of Meadowlark Lane may not be used if the Collins property were developed later.

Ron Peverly asked if the well house would be moved, as he mentioned in the site walk. Mr. MacGuire said the proposed location is a good area for the well house. It is 280' from the property line with approximately 66' of wooded buffer.

The discussion will be continued on November 12 at 7:40pm.

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.

Roger and Barry excused themselves from the table. It was mentioned at the site walk that a letter had been obtained from Peter Loughlin. His opinion was that no variance is needed for building in the same footprint, even with the increased number of units within the buildings.

It was pointed out to the Board that Zoning Ordinance Article IV.A.1.d.1.a states in part: "In no case shall any structure contain more than four (4) residential units unless 60% of the residential units in the structure are workforce housing per RSA 674:58, in which case, five (5) residential unit structures shall be permitted unless stated otherwise elsewhere in this ordinance. In the case of workforce housing structures with five residential units, these units must remain as workforce housing per RSA 674:58 for a minimum of ten (10) years after receipt of an occupancy permit."

The number of units was briefly mentioned at the site walk. It appears if they want to continue with six units per building they may need a variance or the plans can be reworked for a five-unit building.

Charlie Zilch said he met with the fire chief who is happy with the overall layout. No additional paving or widening of the roads is necessary. He has also met with the Conservation Commission. He and will meet with the Commission again and will get a letter from them.

Comments were received from Dennis Quintal. There was a short discussion about treating the roof runoff with rain gardens.

Chris G. made and Chris S. seconded a **motion to extend the review period for this application to January 28, 2016**. The motion **passed** unanimously.

The discussion will continue on December 10th at 8:00pm.

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

Correspondence was received from Charlie Zilch dated September 22 and 30, from the Conservation Commission dated October 19, and from Dennis Quintal dated October 21 and 22.

The Conservation Commission is supportive of the project as proposed so far. The comments from Mr. Quintal have not been addressed by Mr. Zilch yet. There was a question about whether or not a conditional use permit was issued in 2011 by the Selectmen. If not, this will need to be obtained.

The letter dated October 21 from Dennis was discussed briefly. Mr. Zilch said he will take care of the items listed. He commented that the Board had discussed street plantings at the site walk and the proposed waste disposal areas are shown as proposed. The actual site of the foundations will be determined when construction will begin. Mr. Zilch said the lots are of ample size and there is plenty of room for the house, septic, and well to be on its own parcel.

The Board briefly discussed the waiver and the waiver requirements. Chip made and Chris G. seconded a **motion to approve the waiver request of a reduction in the engineer review fees from \$3000 to \$1500**. The motion **passed** unanimously.

The discussion will continue on November 12 at 8:10pm.

At 9:20pm Chris G. made and Chip seconded a **motion to adjourn**. The motion **passed** unanimously.

Respectfully submitted
Janet S. Denison

Upcoming Agenda:

- November 12, 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.
 - 8:10pm 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

- November 26, 2015
 - 7:30pm minutes and correspondence
 - 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.

- December 10, 2015
 - 7:30pm Zoning Ordinance proposed Warrant Article public hearing
 - 7:45pm Impact Fee update public hearing
 - 8:00pm 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.