

Planning Board
July 13, 2017
7:30 pm

Members present: Barry Hantman, Chip Current, Roger Whitehouse, Jim Castine, David Cogswell, Scott Borucki-Selectmen's rep, Chris Giordano-alternate

Excused members: Chris Smith

Others present: Jim Lavelle, Doug Martin, Andy Halback, Kelly Arsenault, Jason Burgess, Bob Meaney, Josh Manning,

Barry explained the summer meeting schedule. The next meeting is scheduled for August 10 and no meeting is currently scheduled for the fourth Thursday in August.

Chris Giordano was designated a voting member for tonight's meeting.

Correspondence:

- Supply Lines with The Source summer 2017 newsletter
- Notice from Unitil regarding gas lines

Minutes:

There was a brief discussion about the checklist for Terra Realty. It was explained that this list is comprised of items that should be completed per the court agreement between the town and Terra before a graveling operation commences at Terra's property which is accessed via Tuckertown Road. The Selectmen had asked the Planning Board to review the list and indicate which items had been done. Chris made and Roger seconded a **motion to approve the June 8, 2017 minutes as written**. The motion **passed** unanimously.

Chip mentioned that the notice for the public hearing to reorganize the Mobile Homes district included Map and Lot 4-3-1 but this lot was not included in the sample ballot that was sent to the residents. Peter Loughlin suggested including this lot in the 2018 ballot in order to ensure its inclusion in this district cannot be questioned. It is unclear if this lot number was included with the paperwork available to residents at the polls.

Barry said the Capital Improvement chapter of the Master Plan should be updated.

Preliminary discussion with Jim Lavelle regarding subdivision in Sandown, lot partially in Danville:

Jim Lavelle passed out plans for a subdivision of Map and Lot 27-104 in Sandown. He said a corner is in Danville and pointed out a block for approval signatures from Danville. He said the Registry requires signatures from both towns before recording. He asked the Board to vote tonight to approve signing the plan.

There was a discussion about whether or not the portion in Danville has a separate map and lot number and receives a tax bill from Danville. Mr. Lavelle confirmed that all of the abutters were notified, including the Town of Danville. He is scheduled to meet with Sandown again in August. He said the land in Sandown is being subdivided, not the Danville portion.

There was a discussion about whether or not this requires going through the subdivision process in Danville.

Mr. Lavelle asked the Board to make a motion to sign the plan for recording purposes only when it is approved in Sandown. Barry said he doesn't recall this Board signing any plan that has not been first reviewed by this Board. Chris said he'd like to at least see the plan after it is approved in Sandown.

Barry said he'd like to see a note on the plan stating that no structures can be placed on the Danville portion. Chris said he's not sure we can legally restrict that.

David said that making a motion to sign now seems premature. There was a suggestion made to approve signing it under the condition that Sandown approves it. Barry asked to have the Danville acreage listed on the plan. Mr. Lavelle said he has no problem with a note stating no structures will be placed on the Danville portion. It was agreed to have this note on the plan. Mr. Lavelle was asked to find out if the lot has a map and lot number which should be listed on the plan.

Chris noted that the abutter for 3-140 is not listed. Mr. Lavelle said he'd have time to notice this for the second meeting if that is the case. It was determined the owner of 3-140 also owns property in Sandown and they were noticed for the meeting. Mr. Lavelle will add the Danville M&L number to this resident's name as an abutter.

It was agreed that Danville does not have to go through a subdivision process nor does a notice need to be sent for when Mr. Lavelle comes back to this Board. Chris pointed out that Sandown should take care of the notices for each abutter.

The Sandown PB minutes were reviewed. They will need approval from Danville before proceeding.

Preliminary discussion with Jim Lavelle regarding M&L 4-191:

Doug Martin introduced himself as representing Jason Burgess, owner of Greenwood Landscaping. Mr. Burgess would like to purchase this property and use the existing buildings for his business. The access would be from Olde Road and the existing gravel driveway to the property. This lot and two adjacent lots are all owned by the same person and being sold together. Each lot is in the highway, commercial, light industrial zone. Mr. Martin said he believes the best use for these properties is as commercial.

Barry said the zone needs to be shown on the plans. Access off of Olde Road is rough. Mr. Burgess does not use any vehicle that requires a CDL. He said his largest truck is a 350 one ton. Access may be made off of Route 111A at some point. Wet and dry areas were discussed briefly. Chris suggested widening Olde Road and paving that portion. Barry said the Planning Board could put a restriction on the number of vehicles and their size that can access Olde Road.

Mr. Martin said the plan is to renovate the house into an office and use the barn for equipment storage. The existing septic system will be used.

It appears the proposed business is allowed in this zone. Mr. Burgess said he will have about 11 employees and he may keep the two subdivided lots as separate lots. Mr. Martin said there is some wet area near the road but there is plenty of dry land for future driveways. The sign near the road will probably be used for the new business. They were told to review the site plan regulations.

Preliminary discussion with Bob Meaney, Josh Manning regarding M&L 1-32:

Josh Manning explained that this lot was discussed recently when lots were unmerged, then subdivided. They propose using the cluster and open space ordinance to build ten two-bedroom, two-story townhouse style homes. The parcel is 21 acres with approximately four acres of wetlands. The road will remain a private road.

Plans were presented and the cul-de-sac design was discussed briefly. Mr. Manning explained the location of steep slopes. It was explained that even if this remains a private road it still has to be built to town standards. Emergency vehicles will need access to all of the structures. He was told that if this is a driveway, it serves

too many units. If it's a road, it creates an issue for the fire trucks. Chris suggested increasing the size of the circle. Mr. Manning said this might be tight with the location of the wetlands.

There will be one wetland crossing. The existing culvert will have to be widened. The state requires an alteration of terrain permit for sites over 100k square feet. This site is 91k square feet. Barry said this Board may ask for access to be left to the adjacent property.

Mr. Manning said that open space requires 5.25 acres for this parcel; 2.6 acres can be wetlands. They are proposing 19 acres as open space with less than five acres of wetlands. This will be dedicated open space, single ownership, and no homeowner association.

The road length as shown is 650'. Mr. Manning said he will redraw the cul-de-sac.

Barry mentioned the bonus for senior housing. They will need to review parking, mailbox, trash collection, and snow plowing requirements.

Other Business:

David made and Chip seconded a **motion for a Vote of Confidence and appreciation for Janet Denison's hard work for this Board**. The motion **passed** unanimously.

Chris made and Chip seconded a **motion to adjourn**. The motion **passed** unanimously.

Respectfully submitted by
Janet Denison