

**Planning Board**  
**March 8, 2018**  
**7:30 pm**

Members present: Barry Hantman, Chip Current, David Cogswell, Scott Borucki, Roger Whitehouse

Others Present: Carsten Springer, Charlie Zilch

Roger made and David seconded a **motion to approve the January 25, 2018 minutes as amended**. Chip abstained. The motion **passed**.

David made and Chip seconded a **motion to accept the February 22, 2018 minutes as amended**. Chip and Roger abstained. The motion **passed**.

Correspondence:

- Planning and Zoning conference invitation
- An email dated Feb. 9, 2018 from Sandown regarding renaming streets in the Sullivan subdivision.
- From Dennis Quintal dated March 1, 2018 regarding the Sullivan subdivision
- Town and City magazine, March/April 2018 edition

Eastern Materials gravel excavation permit renewal:

Charlie Zilch introduced the reason for the permit renewal. This is lot 4-28, owned by Downey Shea, and this is the second year in a row they've renewed their permit. An updated plan was given to the Board members. The updates include the current abutter list and updated owner address. Mr. Shea has done minimal activity at the site, having removed about 7500 yards of material this past year. He is currently working on the big issues, namely the overdig on one side. This is 80% repaired. Mr. Zilch was told that Mr. Shea should meet with the town engineer and have an inspection done.

The bond is still current. The debris piles have been separated. Recyclable material has been extracted and the stump piles have been removed. The schedule of operation is still on track although they are a little behind on the quantities of excavation predicted.

Nils Carlson of 18 Clydesdale Drive asked if he could review the plans. Mr. Zilch gave him his contact information and told him to contact him at any time with questions and to get a set of plans.

There was a short discussion about blasting. The exact regulations are unknown.

Carsten mentioned that Mr. Shea has satisfactorily worked with the Conservation Commission. Barry said they've never had any issues with him. It was reiterated that no access is allowed from Clydesdale Drive and the hours of operation are 7am to 4pm daily. There is a limit to truck traffic and yield.

Barry said we need a report from Dennis Quintal and this will be on the agenda for the 22<sup>nd</sup>.

86 and 94 Main Street subdivision and lot line adjustment:

Mr. Zilch gave a brief explanation of the application. He said there is no intention at this time to use the 60' wide easement. A typical house lot is shown on sheet 3. This shows a typical septic system but no house footprint. All the lots meet all other requirements. Mr. Zilch said the state requires that a 4000 square feet are to be set aside on each lot for the septic.

The driveways are not changing. Drill holes have been set in existing stone walls. Three monuments still need to be set. All state permits have been obtained and these approval numbers will be added to the plans,

There were no questions from the public. Chip made and David seconded a **motion to grant conditional approval of the minor lot line adjustment and two lot subdivision with the condition that a typical driveway be shown on sheet 3 and a house lot sited on the back lot and appropriate state approval numbers be shown on the plan and all monuments set.** The motion **passed** unanimously.

Chip made and David seconded a **motion to assess the one impact fee for lot 1-53-1 for school and safety as currently set.** The motion **passed** unanimously.

Sullivan subdivision:

Mr. Zilch explained the road name, Meghan Way, first suggested for Sandown was too similar to an extant street. The two street names will be switched, so the shorter cul-de-sac in Danville will be named Meghan Way, the main road will be Brendan's Way.

Mr. Zilch said he will get the proper parcel ID numbers and address the conditions for the alteration of terrain permit. The March 1 letter from Dennis Quintal still lists eight items for consideration.

There was a discussion of the culvert cover requirement and whether or not to pave the center of the cul-de-sac. Mr. Zilch said some changes were made after discussing this with the town engineer. They had originally proposed a fully paved circle with a waiver for such, but Mr. Quintal said he didn't see the uniqueness of this situation that would justify the waiver. Mr. Zilch said the soils are drained well enough but Mr. Quintal disagreed. Our road agent said he is fine with either design.

It was mentioned that no one's seen green space turn into a pond. The road will be shaped like a number 9, otherwise plows would pile snow in the middle. Mr. Zilch said the drain won't be big enough to handle a large storm anyway. It was agreed that it could be landscaped in the middle. Mr. Zilch said they will officially withdraw the waiver request and the notes will be changed on the plans.

Eben Lewis from NHDES is working on the dredge and fill, which will then trigger the subdivision approval. A bond needs to be established. It was agreed to continue this to two weeks from tonight and hopefully all the state permits will be in place.

Usually an easement deed is written into the individual property owners' deeds.

At 8:17pm Roger made and Chip seconded a **motion to adjourn.** The motion **passed** unanimously.

Respectfully submitted,

Janet S. Denison