

Planning Board
Feb. 22, 2018
7:30 pm

Members Present: Barry Hantman, Scott Borucki, David Cogswell, Jim Castine

Others Present: Charlie Zilch, Carsten Springer, Alfred Thompson, Chet Sullivan, Josh Rabenius, Josh Manning, Jim Mayo

86 and 94 Main Street, lot line adjustment and subdivision, Tax Map and Lots 4-153 and 4-154, owned by Paul and Jones respectively.

Scott confirmed the abutter list. Charlie Zilch provided plans for the Board to review. Letters from the property owners were presented, authorizing Mr. Zilch to speak on their behalf.

Mr. Zilch explained that the larger lot, 4-153, has 11.11 acres and the smaller lot is .83 acre. Each lot has over 200' of frontage, with the smaller lot on the corner of Main and Pleasant, and the larger lot wrapping around it. Each lot currently has a single family home with on-site septic. Each is also in the Residential/Agricultural zone and in the Danville Village District. Neither is in an aquifer or shoreland protection zone. The end of Jones's lot has a wetland fed by a culvert that runs along the Paul lot, which then joins a greater wetland area. The wetlands have been delineated by Timothy Ferwerda.

There is a small floodplain, all in the eastern end of the Paul lot. Most of the lot is wooded. The proposal will take a small portion of the Paul lot on the Pleasant Street side, and add it to the Jones's lot, increasing its size to 1.2 acres. The Paul lot will then be subdivided into two lots. 4-153 will have 2 acres and 302' frontage on Main Street, the new lot will have 8.76 acres and 605' of frontage on Pleasant Street.

There was a discussion about access to the lots and placement of a house. Mr. Zilch indicated an old woods road exists that grants access to the back portion of the to-be-created 8.76 acre lot. One small wetland crossing could be spanned with a bridge. This could be done without additional permitting, but a more traditional crossing is more likely due to the cost of building a bridge.

Receiving areas for septic have been sited on each lot. Existing septic systems are shown on the plan. Since the lots have a dual use, a 60' wide easement is shown on the south side of lot 4-153 for future access to the back portion of the new lot.

There was a lengthy discussion about lot 4-154 and the 2-acre minimum requirement. A dug well is shown on this parcel. Mr. Zilch said it is not in service and the home newly constructed there is serviced by a new drilled well.

Barry asked if there were any questions about the application. A waiver request has been made for the engineer review fee. There were no questions from the public or the Board. David made and Scott seconded a **motion to accept the application**. The motion **passed** unanimously.

The Board discussed the waiver request. Mr. Zilch explained that there will be no site improvements. When and if the other lot is developed, those will either be discussed with the building inspector or with the Board if it is a change of use site plan. No variances are requested and there are no technical aspects

to this application requiring the town engineer's expertise. It was agreed that there doesn't seem to be a reason for the engineer to review this. David made and Jim seconded a **motion to grant the waiver request**. The motion **passed** unanimously.

The Board agreed the acreage of the smaller lot is not an issue.

Alfred Thompson of 2 Kimball Terrace asked about improvements on the lots. He was told that if this comes back to the Board, he would be notified. The allowed uses are listed in the Zoning Ordinance.

David made and Jim seconded a **motion to grant a continuation of the Eastern Materials gravel pit discussion to March 8th**. The motion **passed** unanimously.

Sullivan Subdivision

Mr. Zilch said this has been approved by the Sandown Conservation Commission and Planning Board. They have the state alteration of terrain approval, the NHDOT driveway permit, and have been signed off by Fish and Game. With the AofT approval they will get the dredge and fill permit, then the subdivision approval will be issued by the state. Responses have been obtained from both town engineers and the plan reflects all comments received. Barry said a letter from Dennis, stating this should be obtained.

There was a short discussion of fire suppression. Note 12 indicates the homes will have sprinklers.

The Board discussed the cul-de-sac and whether it should be paved. The Danville Road Agent will be consulted for his opinion.

It was agreed to continue the discussion to the next meeting. Jim made and David seconded a **motion to grant an extension of the review period for 60 days**. The motion **passed** unanimously.

Barry said the Board needs the following:

1. A clean letter from Dennis Quintal
2. A copy of Sandown approval
3. A copy of the Sandown engineer's letter
4. A letter from our Conservation Commission
5. Our road agent's opinion on the cul-de-sac
6. And the road agent's opinion of driveway permits

The two outstanding state permits and bonding can be part of conditional approval. It was explained that typically a road bond is secured and reduced as the construction progresses.

Preliminary Discussion with Josh Manning regarding a subdivision on Cub Pond Road

Mr. Manning explained that Jim Mayo owns lot 3-53 which is 21.32 acres, on Cub Pond Road and would like to subdivide it to make approximately two 10-acre parcels. A rough plan shows the two lots would have 1200' and 1600' of frontage on Cub Pond Road.

There was a discussion of extending Caramel Drive to allow a driveway off of that road. Mr. Manning said the town records show that Frank Caparco is the owner of Cub Pond Road. Barry said that the land rights along Cub Pond Road are not clear. Mr. Mayo said the intention is the access to the lots from Caramel Drive. They do not currently have curbside trash pick-up nor do they intend to. It was

mentioned that the residents there may have the right to maintain Cub Pond Road but not the right to improve it. It was suggested that since frontage may be an issue, they could ask for a waiver from the Zoning Board. Scott said that as he understands the intent of the 200' frontage requirement, he does not think this application violates that intent.

Sandown Road subdivision-Map and Lot 1-32

Josh Manning explained that he and Bob Meaney have discussed making the development age restricted. There is room for 20 units but they are considering only 12.

There was a short discussion regarding the cul-de-sac, especially the placement of it. The shape and location could be discussed with the fire chief.

A dumpster pad is shown on the plan as well as additional parking. The units are proposed to be 1200 square feet townhouse style. Barry said that senior housing has different rules than cluster zoning. Some commercial development is allowed.

Two wells and two septic systems are proposed. One minor wetland permit to expand the existing culver will be obtained, as well as an AofT permit. The lot will remain with one owner. These will not be condos and there will not be interior lot lines. The road will be private.

Mr. Manning said he will formally withdraw the prior application and submit a new one. He was asked to have Chief Woitkun look at the plan and to give serious thought to fire suppression.

At 9:52pm, David made and Scott seconded a **motion to adjourn**. The motion **passed** unanimously.

March 8, 2018

Agenda

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| 730pm | Correspondence and Minutes |
| 7:40pm | Eastern Materials excavation permit renewal |
| 8:00pm | 86 and 94 Main Street, lot line adjustment and subdivision |
| 8:30pm | Sullivan Subdivision |