

Members: Members: Chairman Carsten Springer, Jason Holder, Robert Loree, David Caillouette, Kim Farah (Selectman Representative)

Absent: Allan Hess, Patty Shogren (alternate member)

Others in attendance: Doug Mac Guire (the Dubai Group, INC), Charlie Lucas (Cotton Farms Mobile Home Park), Charlie Zilch (S.E.C.& Associates),

Meeting called to order @ 7:35 PM and was televised.

Pledge of Allegiance was recited: by those present

Mr. Zilch informed the Con Com that he was here with Charlie Lucas regarding Cotton Farm which is a 123acre mobile home park which includes single and multi family home and duplexes. Entrance is from Route 121A in Sandown. The park has a private road and a private well. It was originally developed in the late 70's – early 80's. Site plans for the park were distributed to the Con Com members for viewing. Mr. Zilch further explained the park is close to the allowed build out of one hundred and sixty units. Two fourplexes in the southeast corner of the park, Units 41 and 42 off of Beatrice, are over 20 years old and need to be replaced. They are 1 bedroom units, roughly 1450 sq. feet per building, currently on slabs. Four units will be replaced by six using the same footprint and still totaling 12 bedrooms. There will be a state approved septic system. The town requires two parking spaces for each unit. Seven new parking spaces were needed to bring the total up to 24. Wetland setbacks were highlighted on the plans and pointed out to the Con Com. Setbacks would remain the same with no encroachments on the wetlands. Carsten confirmed with Mr. Zilch that a site walk with the Con Com and Planning board is scheduled for Saturday at 10:30AM. Jason asked if there was a berm or swale on the side of the roadway. Mr. Zilch responded in the negative, only grass is there. Carsten asked if Con Com input is needed for them before the next planning board meeting. Mr. Zilch stated he thought that no decisions would be needed before the November meeting. Carsten thanked them for coming to explain the project to the Commission prior to the site walk and asked that they leave a set of plans with the clerk and did so.

Next on the agenda was Doug Mac Guire from the Dubai Group representing Atkinson Design Company (ADC), updating the Con Com on the Sapphire Woods Condominium Complex located off Long Pond Road. He gave a quick retrospective of the project and presented the new application that is before the planning board (PB). A road leading to Meadow Lark Lane will no longer be constructed but a right of way to Meadow Lark will exist per the request of the PB in case the abutters want access in the future. He outlined the common areas. Thirteen duplex dwellings for a total of 26 will share the parcel with 66% open space. A septic system for each duplex and the well are located within the common area, all will be permitted through the state. A site walk is planned with the Con Com at 9 AM on Saturday. Bobby asked about the deeded right of way to the abutters. Doug explained there is also one from the cul de sac to the abutters on that side of the development. Carsten elaborated that he thought the right of way to a dead end maybe a state regulation. David asked, for the fire department, if a cistern is planned? Doug explained there is a 30,000 gal cistern slated. Carsten observed "reserves" for each septic system as previously requested. Doug mentioned the individual septic design for each duplex is cleaner and the nitrate loading is spread out. He noted they are proposing a bio septic system in the leach field using a 12 inch perforated pipe which has fabric on the outside and is put into sand. It creates a bio mat on the inside of the pipe creating a higher bacteria growth and leaves the pipe a lot cleaner. Jason asked about a swale. Doug explained the analysis of the drainage system. There is only one wetland crossing. Proposed is a 30" diameter pipe which is 70' long allowing critters to go through and there is no curbing. He pointed out another area with

an open drainage system to a swale for treatment. Closer to the development of the homes there is a proposed infiltration pond on the right hand side, with a treatment system, designed to hold 25 and 100 year storms with complete recharging of the water. Kim Farah asked if the newest 100 year standards are being use? Doug explained they are using standards from the last 6 to 8 months. He then explained that all the low areas of the driveway will have water directed to a sediment foray to lessen the flow of water and sediment. He pointed out that in the low lying area, keeping the wood line and vegetation promotes biological update. None of the common area in this latest proposal is within wetlands. Selectwoman Farah asked what provisions will be included in the condo association regarding maintenance of the septic systems and will this be included in the condo document and fees? The consensus of the Board and Selectwoman Farah was that this was important because of the surrounding wetlands. Doug explained it will be the responsibility of each duplex unit to maintain the system. Carsten strongly suggested that the maintenance schedule should be part of the condo document and was the consensus of the commission. Kim Farah also is concerned about landscaping and fertilizer run off into the wetlands. Doug explained that landscaping will be part of the condo agreement and will help control the situation. Commission comments included compliments for the latest set of plans.

Review Minutes: The minutes of the October 1, 2015 meeting were reviewed. A motion was made by Dave and seconded by Carsten to accept the minutes as written. The vote was unanimous. The Minutes of the October 1, 2015 non-public meeting were reviewed. Changes were suggested and marked by Carsten, a motion was made by Carsten, seconded by David to accept the minutes as amended. Roll call vote: Bobby-yes, Carsten-Yes, Jason-yes, David-yes. The motion passed.

Old business: The road agent has telephones poles available to delineate a parking area for the conservation parcel. Major Consentino wrote back that he needs more information regarding the work crew. Jason reported on sign ideas for the conservation area. Carsten reported it is legally called The Sanborn Family Agricultural and Recreational Commons. He shared copies of his ideas. Carsten asked that he members look the sheet over and come with thoughts for the next meeting. Carsten reported he met with a representative from GZA, a subcontractor for EverSource, regarding access by the power lines near Colby Field. As planned, it will be just prior to the parapet with the access on the right hand side not the left so as not to impact a drainage system. There will be rocks place on the left side. Some rock and gravel will be placed down for fire trucks. Carsten asked if there any thoughts about next year's budget. Mary Ann (Clerk) presented her estimate of the projected budget for next year and presented a copy to the members.

New Business: Carsten had asked Bobby to price new apple trees for next year. Bobby got a few estimates from NH nurseries. Three-inch diameter trees start at \$34.99 and produce in about 3 years. Carsten would like to budget for 6-12 more trees for the Conservation area.

At 8:55 PM, Carsten made a motion, seconded by Jason, to go into non-public session under RSA 91-A: 3 II (d), *Consideration of the acquisition, sale, or lease of real or personal property which, if discussed in public, would likely benefit a party or parties whose interests are adverse to those of the general community.* Roll call vote: Bobby-yes, Carsten-Yes, Jason-yes, David-yes. The motion passed.

MINUTES PREPARED BY MARY ANN DISTEFANO

Amended/Approved on November 5, 2015 by majority of the Commission