

**Planning Board**  
**April 26th, 2018**  
**7:30 pm**

Members present: Barry Hantman, David Cogswell, Judi Cogswell, Jim Castine

Others Present: Charlie Zilch, Jim Lavelle, Carsten Springer, Russell Champey, Bud Post, Josh Manning, Robert Mayo, Corey Ward

David made and Jim seconded a **motion to approve the April 12, 2018 minutes as written**. The motion **passed** unanimously

Correspondence:

- Notice from Unitil
- Notice regarding spring zoning/planning conference

The newest copies of the Master Plan will be printed for those who want a paper copy.

Pleasant Street Subdivision:

Charlie Zilch introduced himself and explained the Board recently approved a minor lot line adjustment and subdivision. This new application proposes that the larger parcel be divided into three parcels. The parcel is 8.76 acres with frontage on Pleasant Street with potential access from Main Street. The zone is Danville Village District. Wetlands are noted on the plan. There is no shoreland protection for this property nor is it in an aquifer. The west end of the property is in the flood zone. Each lot will be served by its own septic and well. Wetlands are across the front of the lots and each will share a driveway.

Mr. Zilch applied a cross-section for a potential roadway which is a 24' wide ribbon of gravel. Right now there is a 20' wide gravel road on the property. There are some potential occurrences of Blanding's turtles and there is a proposed channel in the wetland crossing for it.

All of the abutters were notified. There were no questions from the public or the Board regarding the application. Jim made and David seconded a **motion to accept the application**. The motion **passed** unanimously.

A typical house footprint is not shown on the plans. Septic and well radii are on the plan. Mr. Zilch explained that the driveway comes off Pleasant Street, even with the wetland crossing, because an exit off Main Street may be more problematic due to increased traffic. The intent of the Main Street access is for potential commercial development. Barry explained that the application being discussed is for residential only but converting it to commercial in the future has not been precluded. That will require a site plan review.

The letter dated April 13, 2018 from Dennis Quintal was reviewed. There wasn't anything that anyone thought required lengthy conversation. Barry said he'd like the second sentence of note 4 removed. Mr. Zilch said he can rewrite this to state a site plan review is necessary if the property is to be used commercially, but Barry said this review is for residential only and he'd like the sentence removed.

The dredge and fill has been applied for through the state as well as the subdivision approval. A conditional use permit is also required. The Conservation Commission has not reviewed this yet. No fire

suppression has been proposed at this time. The road agent has reviewed the access and issued a driveway permit already.

Corey Ward asked if the frontage is counted if it is wetlands. Barry said it is and that it is and it can offer a challenge for access.

It was agreed to conduct a site walk on the 8<sup>th</sup> at 6:30 with the Conservation Commission. Mr. Zilch will see the CC before the site walk.

No variances or waivers are requested at this time. There will be underground utilities off of Pleasant Street. This will be reviewed again on May 24<sup>th</sup>. They hope to preserve the stone walls. It was mentioned that this was two lots in the 1800s.

Justin Drive Lot Line Adjustment:

Barry said he is not an abutter but he lives on Justin Drive and asked if anyone thought this proposed a conflict. It was agreed that Barry does not need to recuse himself from this discussion.

Russell Champey and Susan Joyner propose to exchange 4141 square feet between their two properties. The dividing line will be made more perpendicular to the edge of the road. This will not create an issue for frontage for either lot. All of the abutters were notified and there were no questions from the public or the Board. Jim made and David seconded a **motion to accept the application**. The motion **passed** unanimously.

It is unknown how close the new line will be to the wells, but it appears there is no encroachment. New markers will be set. The Champey shed is about 25' from the line.

A 50' right-of-way is south of the Joyner property. She can petition the town to abandon it as it connects to nothing. It was agreed this does not need to go to Dennis Quintal for review. Jim made and David seconded a **motion to grant conditional approval subject to the monuments being set and receipt of the mylar and copies for signature**. The motion **passed** unanimously.

This will be on the May 10<sup>th</sup> agenda.

Bud Post subdivision preliminary discussion:

Jim Lavelle explained that Bud Post has 44 acres with frontage on both Pine Street and Kingston Street. He plans to subdivide this into 14 lots. One of the lots is a parcel on which he's just moved a house which is still under construction. There is potential for the purchaser of this home to buy more land in the back.

Mr. Post is proposing an interim project in which four lots will be developed abutting Pine Street. These will be served by one entryway which will eventually turn into the road to the remaining lots. A dredge and fill will be done as if it were the entire proposed road length.

Barry asked if he's looked at elderly housing. Mr. Lavelle said they have but will not pursue that at this time. Mr. Post wants to market these homes to people who want horses. He believes this will preserve the trails and can connect to the trails leading to the training facility off of Kingston Road.

Each lot will have frontage on the new road or Pine Street. It was pointed out that the cul-de-sac needs to be reshaped. There was a short discussion about how to have the four lots serviced by one driveway. The road parameters were discussed. A hammerhead shape may be allowed temporarily if bonding is in place to finish the road later.

Cub Pond Road subdivision:

Josh Manning reminded the Board that there was some discussion previously about the status of the road. He presented a plan to the Board with a 60' right-of-way coming into the road off of the 50' right-of-way. This would give the new lot enough frontage. This is a gravel road, existing for at least 100 years. They will request waivers from having to build this to town standards. Barry pointed out that if it isn't built, then there is not frontage on a class road.

There was a short discussion about Frank Caparco owning map and lot 3-173. If Mr. Mayo buys that lot, he has fee simple ownership. One side could then be owned by the town and one side could be privately owned. It was agreed the town has rights to traverse Cub Pond Road because it owns a parcel along it. This does not mean they have the right to develop it.

The original access to the pond was this Road. Caramel Drive was built many years afterward. It was proposed that the entire 60' of the easement could be given to the town, but the problem would remain regarding Cub Pond Road.

There was a lengthy discussion about the many variants to solving the issue of creating a lot with the proper frontage.

Sullivan Subdivision:

Charlie Zilch explained he's met with the Sandown and Danville town engineers. It was agreed that the contractors on site should be working from one set of plans, which have been approved by both towns. Plans were presented to the Sandown Planning Board for their signatures. Mr. Zilch presented the plans to the Board for their signatures. A note is on the plans indicating it is for construction only and are not the final plans. Mr. Zilch explained that copies of the plans will be in the possession of both towns, the owner, and a copy at the job site. Barry said he will sign the plans but not in the signature block. Jim made and David seconded a **motion to allow Barry to sign the plans on behalf of the Board**. The motion **passed** unanimously.

At 10:00 pm David made and Jim seconded a **motion to adjourn**. The motion **passed** unanimously.

Upcoming Agendas:

May 10, 2018, 7:30 pm

- Minutes and correspondence
- Justin Drive lot line adjustment

May 24, 2018, 7:30pm

- Minutes and correspondence
- Pleasant Street subdivision

June 14, 2018, 7:30pm

- Minutes and correspondence