

Planning Board
June 14, 2018
7:30 pm

Members present: Barry Hantman, David Cogswell, Chris Smith, Jim Castine, Roger Whitehouse, Scott Borucki

Others present: Bud Post, Charlie Zilch, Manly Post, Bob Moore, Carsten Springer, Josh Manning, Bob Meaney, others

Roger made and David seconded a **motion to accept the May 24, 2018 minutes as written.** Chris abstained. The motion **passed**.

Correspondence:

- From SEC, June 1; response to Dennis's April 13 comments and May 8 site walk
- From SEC, May 31, waiver request
- From Meridian Land Services, May 24, wetland info
- From SEC, May 31; conditional use permit request
- From SEC, May 23; request to continue hearing
- From NH Division of Historical Resources, May 21
- From Heritage Commission; no significant historical relevance on Bob Meaney's property
- Cell tower installation in Pelham
- Zoning Ordinance amended page

Bud Post subdivision:

The abutter list was reviewed. Manly Post passed out plans and was told that 11x17 was fine for board members to review.

The plan showed a 12-lot subdivision. Manly talked about selling just one lot that would encompass the existing house on Kingston Road. He mentioned four lots on Pine street that would eventually have a new road ending in a cul-de-sac. Barry said that this sounded like a six-lot subdivision.

Each proposed lot is shown as having 200' of frontage. The four lots on Pine Street have two driveways, each one serving two lots. Test pits have been done. No drainage calculations have been done yet. Bud Post said no wetland crossings are proposed.

There were no questions from the public or the Board. David made and Chris seconded a **motion to accept the application.** The motion **passed** unanimously.

The Conservation Commission and road agent have not been consulted yet. Bud said the plans had been given to the town engineer. Manly said the other six lots will be phase two. Barry said it will all be one approval because it's one application.

The road profiles and driveway permits are needed. There was a short discussion about developing the project in phases. Barry said the application could be amended. Jim suggested amending the application to have the one lot on Kingston as phase 1. A new application would require re-noticing the abutters.

The fire chief, road agent, Conservation Commission, and town engineer all need to be consulted. Bob Moore said it looked like the application was not complete enough for a stage three subdivision. Barry said there's no requirement to do stages one and two before three.

Jim pointed out that the lot sizes are different on the two plans passed out to the Board. The lot number for the lot off of Kingston needs to be corrected.

Bud Post said there is a narrow strip of land to be left as a right-of-way to the existing trails. He's like to include in the deeds that each lot has a right to use the trails to go to the riding arena. No road dimensions are on the plans except for a 50' right-of-way. He has been told this should be 60'.

House footprints, well radii, and proposed driveways need to be on the plans. Chris said he'd like to review something he read about irregularly shaped lots. Barry said it appeared the oddly shaped lots are not so skinny that one couldn't travel from one end to the other.

Carsten Springer said the next Conservation Commission meeting is next Thursday the 21st and this application can be on the agenda. He said it would be in everyone's interest to have an application as complete as possible before it goes further. He pointed out that a month ago it was pointed out that the 50' ROW should have been 60'. Changing this will affect the drainage and lot calculations.

Bob Moore asked what kind of houses are planned to be built and the timeline. Manly Post said they don't plan to be the builders but this is being targeted toward people who want to use the horse trails.

Barry asked about fire suppression. Manly talked about fire alarm systems which doesn't meet the town requirements. They were told to look at the ordinance for fire suppression and that whatever system they decide on has to be approved by fire wards.

Carsten said that if they want to have a pond as part of the subdivision, that needs to be figured out before they see the Conservation Commission.

It was noted the Eversource powerline corridor crosses the property. It is fine to have the well radius within their easement. Barry said the Board needs documentation from Eversource that they've reviewed the application and the deed for the property with the powerline easement language needs to be given to the town engineer.

Outstanding items:

1. Letter from road agent—driveway permits
2. Letter from conservation commission

3. Road profile on plan
4. Plan given to town engineer
5. Consult with fire chief
6. Road width should be 60'
7. Typical house footprint on plan
8. Driveway on plan
9. Well radius on plan
10. Typical septic on plan
11. Letter from Eversource regarding development in powerline corridor
12. Give the property deed with powerline easement language to town engineer

This will be on the agenda for next meeting.

Bob Meaney site plan:

There was a site walk on Monday and 12 items of interest were noted.

New drainage has been shown on the plans to address the roadside swale which brings water to the detention basin. Josh Manning explained the other erosion control measures. Where the road crosses the wetlands there will be curbing to prevent run-off from the road directly into the wetlands. Barry said there may be a concern if sheets of ice build up on the road and the town engineer should review this.

There was a short discussion about the ROW to the property on the south. Josh said this is a deeded ROW and there will be a 12' wide trail allowing crossing from one lot to another.

The visitor parking was noted and that a lamp post will be installed to illuminate this area. He has met with the Conservation Commission, fire department, and the road agent. Letters dated June 11 and June 13 from the fire department and road agent respectively were reviewed.

Barry had reviewed the fair housing act and handicapped parking is required, but the number of spaces or a percentage is not stated. The Board agreed that two handicapped parking spaces is sufficient.

There was a discussion of open space and common space and homeowner's associations. The ordinance talks about these with the assumption there are multiple owners. A waiver can be requested for this portion of the requirements. This will have to be obtained through the ZBA. Open space is still required. Josh said he'll get the calculations for this and have that area marked with conservation markers. Josh said there could be a homeowner's association with only one owner. Whether or not the language regarding homeowner's association should be in the zoning ordinance or in another regulation can be discussed at another time.

Outstanding items:

1. Have Dennis review erosion control
2. Waiver for homeowner's association, or association with one member or see ZBA
3. Calculations for common land and open space
4. Distance between markers is in zoning—will he see ZBA?

This will be on the agenda for June 28th.

Paul Subdivision:

Carsten explained the plans were revised per the notes from the site walk, the town engineer, and the prior Board meeting. The updated plans have been sent to the town engineer, conservation commission, and the state wetlands bureau. The conservation commission should be sending a letter to the Board soon.

Most of the items from Dennis Quintal have been addressed. Charlie Zilch provided a copy of the shared driveway deed language. Each property owner has a separate section as their responsibility.

Charlie explained the note on the plan which states any commercial use of the property requires site plan review. Carsten pointed out the Danville Village District properties are commercial and residential.

There was a discussion about any of the lots converting into commercial while others are residential. Scott said he'd like to see the deed language say that any one of the property owners can develop the driveway up to town standards if they want to have it commercial.

It was noted that there is no requirement for the driveway to be paved.

Charlie talked about how he will address the other outstanding items. He said it will be the property owners who maintain the ditch line. If the property owner is negligent, the town will have the right to go onto the property and maintain it. The board agreed that the town always has the right to repair drainage problems, so a separate easement to the town is unnecessary.

Barry read the conditional use application. The proposal states there is 1795 square feet proposed wetland impact.

There was a short discussion on what the drainage calculations were based. It was agreed that the numbers would be so close that it wouldn't affect the conditional use permit.

Scott made and David seconded a **motion to approve the conditional use permit**. The motion **passed** unanimously.

Upon review of the conditional use permit application, Barry asked that the vote be on hold until we find out whether there should have been a separate notice for this.

A waiver request was reviewed. The request would allow above ground utilities to a certain point before the lines would be continued underground. The subdivision regulations were reviewed. Mr. Zilch pointed out on the plan the approximate line where the line would continue underground. The exact transition point will be determined by the utility company. Roger made and David seconded a **motion to grant the waiver as requested**. The motion **passed** unanimously.

Scott made and Roger seconded a **motion to continue the review period to August 12**. The motion **passed** unanimously.

At 9:50 pm David made and Scott seconded a **motion to adjourn**. The motion **passed** unanimously.