

Planning Board
July 12, 2018

Members present: Barry Hantman, Chip Current, Scott Borucki, Chris Smith

Others present: Chris Wilkes, Bud Post, Josh Manning, Charlie Zilch, Jim Lavelle, Dennis Peters, Manly Post, Dee Larivierre, Randy Larivierre, George Nelson, Elizabeth LaRocca, Kris Wilkes, Dave Stewart, Michelle Stewart, Carsten Springer

Minutes:

Chip made and Scott seconded a **motion to approve the June 14, 2018 minutes as written**. The motion **passed**. Chip made and Scott seconded a **motion to approve the June 28, 2018 minutes as written**. The motion **passed**.

It was mentioned that the Board will hold one meeting in August on the 23rd.

Correspondence:

- From SEC & Associates, dated July 6, 2018 re: Pleasant St subdivision
- From Civil Construction, dated July 5, 2018 re: Post subdivision

Paul subdivision:

The Board agreed they were satisfied with the deed regarding the driveway. Note 12 was updated. The Board agreed the two outstanding items were satisfied. Chip made and Chris seconded a **motion to grant final approval for the Pleasant Street subdivision of lots 1-53-1, 1-53-2, and 1-53-3**. There were no comments from the public. The motion **passed** unanimously.

Chip made and Scott seconded a **motion to impose impact fees for each lot as residential single family for both public safety and school, for each lot**. The motion **passed** unanimously.

Sullivan subdivision:

Mr. Zilch explained that Chet Sullivan is ready to bond the road. The Sandown portion has already been bonded. This meets the conditions imposed when conditional approval was granted, except for the Selectmen accepting the bond. This will be discussed at the next Selectmen's meeting.

Eversource Conditional Use permit:

Chris Wilkes introduced himself and the project. Eversource is working on the line between Chester and Greenland. Some of the structures are deficient and need to be replaced. These are over 50 years old and have sustained woodpecker damage, among other things. Two poles in Danville need to be replaced.

Plans were distributed to the members and the access routes were reviewed to avoid wetlands as much as possible. Timber matts will be used. The work cannot be done during the winter. The work will be done during low-flow conditions and is slated to be finished in August.

The total impact will be about 14k square feet. The time frame from start to finish may be around three weeks. The Conservation Commission will review this at their next meeting. Chip made and Chris seconded a **motion to accept the application**. The motion **passed** unanimously. There were no more questions from the Board or the public. This will be continued at the next meeting.

Post subdivision:

Jim Lavelle explained the two-lot subdivision. The acreage of the lot is currently 44.2 acres with frontage on Kingston Road and Pine Street. A 2.04 piece will be subdivided, frontage on Kingston Road, on which a home currently stands.

It was pointed out that there are different frontage calculations on one sheet of the plan. There were no questions from the public. Chip made and Scott seconded a **motion to accept the application**. The motion **passed** unanimously.

Mr. Lavelle said the monuments have been set and certified. The new lot has no wetlands. The driveway is shown. Letters from the highway department state that they are ok with the driveways as shown.

A letter from Dennis Quintal and Mr. Lavelle's response were reviewed. The plans were revised due to the engineer comments and these revised plans were sent to Mr. Quintal. No response has been received yet. The mylars have been checked at the registry.

The Board discussed the waiver requests. No roads are being developed and the lot is dry, therefore no drainage calculations are needed. There were no comments from the public. Chip made and Chris seconded a **motion to grant a waiver from Subdivision Regulation section III.d.4.a**. The motion **passed** unanimously.

Carsten agreed that since there are no wetlands, there is no need to the Conservation Commission to review the plans. There were no questions from the public. Chip made and Scott seconded a **motion to grant a waiver from Subdivision Regulation section III.d.4.d**. The motion **passed** unanimously.

Chip made and Scott seconded a **motion to waive conducting a site walk**. The motion **passed** unanimously.

Chip made and Scott seconded a **motion to close the public hearing**. The motion **passed** unanimously.

It was agreed there are four outstanding items before final approval can be granted:

1. State subdivision approval number should be on the plan
2. Correct frontage on sheet 3
3. Septic approval number should be on the plan
4. Any recording fees should be given to the town

Chip made and Chris seconded a **motion to grant conditional approval based on the four conditions**. The motion **passed** unanimously.

Impact fees will be assessed when final approval is granted.

Bob Meaney/Sandown Road site plan:

Josh Manning explained that the state is requiring high intensity mapping of the whole parcel. Chip made and Chris seconded a **motion to grant an extension of the review period of lot 1-32 until October 11, 2018**. The motion **passed** unanimously.

There was a short discussion about the handicapped parking spaces and the grading of the right-of-way. The gravel proposed will allow for logging trucks to traverse it, but the beginning portion should be paved to prevent damage to the curb.

Cub Pond subdivision:

Josh Manning said that the Mayos were able to track down Frank Caparco who signed a deed granting the road to Mr. Mayo. It was agreed that it would be preferable to have this be an easement rather than a lot of record. Mr. Manning said they are considering how to do a lot line adjustment, granting the road acreage to the abutters and having the easement follow where the road has been. Since the road is a non-conforming lot of record, but the proposed subdivided lots still wouldn't have road frontage, it's debatable whether building allowing a house to be built here brings it closer or further from compliance. The decision would be left with the Selectmen whether or not to allow a building on a class 6 road.

It was discussed that there are two brothers who want to subdivide a parcel and have homes next to each other. To make it more difficult for them would not be good.

Other Business:

Bud Post explained that he has a buyer for the home on Kingston Road and he'd like to see the subdivision have final approval as soon as possible. Chip made and Scott seconded a **motion to meet on the 16th for the purpose of discussing final approval of the subdivision on Pine Street and Kingston Road**. The motion **passed** unanimously.

George Nelson of 70 Sandown Road explained that the intersection of Sandown Road and Route 111A is very dangerous and he has concerns about the proposed subdivision of the corner lot. Carsten Springer agreed this is not a good intersection and the subdivision will increase the number of vehicles using this intersection. He was told the DOT is meeting with the Selectmen next Monday to discuss another intersection in town. They will be asked to look at this portion of town as well. Carsten pointed out that the intersection has been drawn incorrectly.

At 9:23pm Chip made and Scott seconded a motion to adjourn. The motion **passed** unanimously.

Upcoming agendas:

July 26, 2018

- Sullivan subdivision
- Eversource conditional use permit