

Planning Board
June 28, 2018
7:30 pm

Members Present: Barry Hantman, Chip Current, David Cogswell, Jim Castine, Roger Whitehouse, Scott Borucki, Chris Smith

Others Present: Bud Post, Manly Post, Jim Lavelle, Charlie Zilch, Carsten Springer

Minutes:

Jim made and Scott seconded a **motion to approve the June 11, 2018 site walk minutes as written.** David, Chip, Roger, and Chris abstained. The motion **passed.** The notes for the June 14 meeting were distributed as a reference for this meeting's discussions.

It was agreed the vote regarding the conditional use permit from the June 11 meeting will stand.

Correspondence:

- From the highway department, dated June 27, 2018 regarding the Post subdivision
- From the fire department, dated June 28, 2018 regarding the Post subdivision
- From the NHDES, subdivision approval for the Paul subdivision
- Emails from Dennis Quintal regarding the alternative culvert design for Pleasant Street
- From Dennis Quintal, dated June 13 and 27 regarding the Paul subdivision

Bud Post-Kingston Road & Pine Street subdivision

This is a preliminary discussion tonight and will be on the agenda for a formal public hearing on July 12.

The acreage and frontage was checked. There is a 20' wide strip from Kingston Road on the east side of the lot that will allow access to the property in the rear. This is not meant to be a town road. There is an existing home on the two-acre lot that was moved from up the road. The septic and building permits have been approved and the house is under agreement.

A proposed dwelling is shown on the larger lot along with the well radius and septic. Bud said the logging road was called Mayflower Road about a century ago. This has an existing culvert. The new lot will have no wetland impact. The road will be improved when the larger subdivision is done. The typical house lot as shown would require a conditional use permit unless it is moved away from the wetlands. Bud was told he also needs to see the Conservation Commission and show the drainage calculations. Chip said he could ask for a waiver from any of the subdivision regulation requirements. The plans have been given to Dennis Quintal for review.

Bud was advised to review the regulations to ensure all the pertinent notes are included on the plans. He said the plans for the expanded subdivision will include sprinkler systems for each home. There is no development under the powerline for this plan. Eversource should be listed as an abutter. It was pointed out the locus is incorrect. Sheets 1 and 2 will be recorded. Jim Lavelle said he'd have the monuments set and the mylar ready for the next meeting.

The Board will have to review comments from the town engineer. Bud was advised the formal application should request waivers, specifically from Regulations III-D, 4.a) and III-D.4,d) regarding drainage calculations and meeting with the Conservation Commission.

Carsten Springer said that if there is no wetland impact, there is little need for the Conservation Commission to comment. He wants to see this proposal go well for the applicant but also does not want to waste anyone's time reviewing incomplete information and plans. Tim Ferwerda has delineated the wetlands and will stamp the plans.

The other subdivision plan will need to be amended and possibly an extension requested. The site walk may be waived for this plan. The letters from the fire and highway departments were reviewed. There are no issues with the driveway and the fire department is aware of the plans to put in sprinklers when the larger subdivision is built.

Pleasant Street subdivision

Charlie Zilch said they have received subdivision approval from NHDES. The letters dated June 27 and June 13, 2018 were reviewed.

There was a short discussion about an alternative culvert design. The proposed alternative was deemed to be unacceptable since the culvert would be too lengthy.

Barry expressed his concern regarding one property owner improving the driveway if they decide to have a commercial enterprise on the property. All three lots have access via the right-of-way off of Route 111A. Mr. Zilch said he has deed language for a driveway easement. This was reviewed. The intent was to keep the Planning Board involved with any future commercial development by requiring site plan review of any future developers.

The waiver request for the overhead powerline was added to the coversheet. This is only for the initial line coming into the property. The town's name has been removed as the responsible party for maintenance. The language, "One owner cannot prevent or restrict anyone else from upgrading the driveway portion," was added to the notes. Chip made and Roger seconded a **motion to grant conditional approval of the subdivision with the conditions that the final driveway easement language is acceptable to this Board and note 12 is acceptable to this Board**. The motion passed unanimously.

This will be on the July 12 agenda.

2 Sandown Road preliminary discussion

Tim Lavelle explained that 2 Sandown Road has recently been purchased by John Gilbert of Lake Realty Trust. The parcel is roughly 48 acres total between lots 1-19A (36+ acres) and 1-19B (11+ acres). They are planning to combine the two lots then subdivide four street lots in the first phase of subdivision. This will leave the existing house with about four acres of land. Phase two will be the development of the acreage in the back with a new road coming off of Sandown Road, near Route 111A.

State subdivision approval has been obtained. There may not be time to file an application to this Board before the next meeting.

There are two rights-of-way for these parcels: one from McIntosh and one from Route 111A. There is no plan to use either one at this time.

It was mentioned that where lot 2 connect to Main Street, a significant ice dam builds up during winter. Carsten said that the intersection of Sandown Road and Main Street does not offer clear line-of-sight. He asked that vegetation along the side of the road be considered when reviewing the plan.

Sullivan subdivision

Charlie Zilch said the portion of the road in Sandown has been bonded. Chet Sullivan would like to build the Danville portion and not have a bond for this portion. This will be on the agenda July 12.

Chip made and Roger seconded a **motion to adjourn**. The motion **passed**.

Agendas:

July 12

1. Bud Post two-lot subdivision public hearing: Tax Map and Lot 4-94, between Kingston Road and Pine Street. They are requesting waivers from Subdivision Regulations III-D, 4.a) and III-D.4,d) regarding drainage calculations and meeting with the Conservation Commission.
2. Eversource-Conditional Use permit: for proposed utility maintenance on the existing H141, 115-kV transmission line. This will allow impacts to wetlands to replace wooden poles with steel poles.
3. Jonathan Paul-Pleasant Street subdivision, Map and Lot 4-153: final approval
4. C.M.S. Sullivan, Inc. 11-lot subdivision: Danville Tax Map and Lot 3-140 and Sandown Tax Map and Lot 25-74, located off of Route 121A in Sandown: final approval