

Planning Board  
Aug. 23, 2018

Members present: Barry Hantman, Chip Current, Roger Whitehouse, Jim Castine, Scott Borucki

Others present: Tim Lavelle, Manly Post

Correspondence:

- A brief explanation of recent senate and house bills.
- From the Rye zoning board regarding a cell tower installation
- Notice of the NHMA law lecture series
- From Civil Construction Management, dated August 13 regarding the Post subdivision
- Email regarding the references to the wetland ordinance in the zoning ordinance. This will be discussed as part of the upcoming proposed warrant articles.

Post Subdivision, lot 4-94:

Tim Lavelle introduced himself and said he had not gotten the letter from Civil Construction until today, so the plans presented tonight do not reflect any of the suggestions in the letter. He had time to read the letter and had a few questions.

From the August 13 review:

#3—Mr. Lavelle said there will be one crossing. An old culvert will be replaced with a larger one. The alteration of terrain permit precedes the dredge and fill and state subdivision permit approvals. He was told the conditional use permit is a separate permit issued through the Planning Board and that he will need to fill out the application. This can be discussed in conjunction with the subdivision application.

#10—This subdivision will need to be discussed with the Conservation Commission.

#21, 22—Mr. Lavelle asked about State Plane Coordinate System. He was told this is preferred and the waiver mentioned in the letter refers to something else.

There was a short discussion about the shape of the lots. Mr. Lavelle said there are oddly shaped lots but if the frontage of the lots were reconfigured, it may intrude on the wetlands. The Board discussed the driveway entrances and that they may be too close to each other. Mr. Lavelle was asked to show the approximate distances between the driveways.

Bud Post will be asked about the title “Way” for the new road. This designation tends to be used for private roads.

Mr. Lavelle was asked to ensure the drainage is accurate. He said Bill Gregsak did the calculations and they will be reviewed by the town engineer, Dennis Quintal, and Gloria Andrews of the NHDES.

It was agreed that a 25MPH speed limit sign should be posted.

There will be a note regarding fire suppression on the plans. A letter from the Fire Chief was obtained during phase 1 of this subdivision. The Board will need something from the Road Agent regarding the road entrance and proposed driveways.

It is proposed that the utilities will be buried. A waiver can be requested and Mr. Lavelle said this will most likely be requested for the first portion along Pine Street.

It was agreed to have a site walk on September 16, at 8am. The Conservation Commission will be invited. Chip made and Jim seconded a **motion to extend the review period for this application to October 25**. The motion **passed** unanimously.

This will be continued on September 13.

The Board asked about the trails being created and if the conditional use permit is applicable to these. Mr. Lavelle said the trails may not be created.

At 8:22, Roger made and Chip seconded a **motion to adjourn**. The motion **passed** unanimously.

Upcoming agendas:

Thurs. Sept. 13, 2018

- Post Subdivision, lot 4-94; waiver request regarding underground utilities for lot 4-94, along Kingston Road and a conditional use permit request
- Stage 1 discussion of lot consolidation and subdivision for tax map and lots 1-19A & 1-19B, owned by Lake Realty Trust

Sun. Sept. 16, 2018, 8am

- Site walk of property owned by Russell M. Post Living Trust, lot 4-94

Thurs. Sept. 27, 2018

- Caleb Corners II Subdivision, lots 1-45-15, 1-51-2, 1-51-3