

Planning Board
September 13, 2018

Members present: Barry Hantman, Chip Current, Jim Castine, Chris Smith, Scott Borucki, David Cogswell

Others present: Tim Lavelle, Carsten Springer, Manly Post

Chip made and Jim seconded a **motion to approve the August 23 minutes as written**. Chris abstained. The motion **passed**.

There will be a site walk for the Post subdivision next Sunday at 8am. Parking is on Pine Street, near the powerlines.

Post Subdivision, lot 4-94:

Tim Lavelle passed out new plans, stating there have been some revisions made per the comments from Dennis Quintal. There are still some outstanding issues, including drainage which Bill Gregsak is working out. They hope to meet with Mr. Quintal tomorrow to discuss this.

The road is being renamed Doe Run. The driveways that were within the building setbacks have been redrawn. Drainage easements have been added to the plans. New plans will be sent to Mr. Quintal.

The shape of the lots hasn't changed, although some details have been revised. The well radius of lot 12 is not overlapping any structures. The driveways have been checked by the road agent.

The Board decided the conditional use permit will be discussed after more comments are received from the town engineer. The existing culvert will have to be expanded and the dredge and fill has already been requested.

There was a short discussion about the waiver request. This is regarding underground utilities for the lot on Kingston Road. The waiver criteria were reviewed, and all agreed that each criterion has been satisfied. The special circumstances for this is that it is a street lot on Kingston, surrounded by street lots that have overhead lines. The new proposed street off Pine Street can reasonably have underground lines.

The pole location can be added to the plans. The existing utilities are on the other side of the road, the nearest one being directly across from the proposed driveway. If the waiver were not granted, a conduit would have to be run under the road. It was agreed the waiver shouldn't tie the proposed home to a particular pole. Chip made and David seconded a **motion to grant the waiver provided the dwelling as built is within 250' of the powerlines across the street**. The motion **passed** unanimously.

Regarding the site walk, the road will be staked and the wetlands are flagged. Mr. Lavelle said he can put in the lot corners along the road. The Conservation Commission will attend.

This will be on the next meeting agenda.

2 Sandown Road, lot consolidation and subdivision preliminary discussion:

Mr. Lavelle explained the idea behind combining two lots, 1-19A and 1-19B, then subdividing the lots in two phases. Preliminary plans were passed out to the Board members. The existing barn, house, and pond will be left on one larger lot.

Phase two will create a new road into what is currently lot 19B. The phases will be separate applications. It is unknown if waivers will be requested at this time. There was a short discussion about the rights-of-way that exist between 659 and 665 Main Street and 32 and 42 McIntosh Road. These are 50' wide and do not appear to grant easy access to the parcels being discussed, due to slopes and wetlands.

Drainage calculations will need to be reviewed by the town engineer. Lots 5 and 6 may have a shared driveway. This will be up to the state to decide. Mr. Lavelle said line of sight is not an issue for these proposed lots. The Drainage calculations have been done for both scenarios: shared and separate driveways.

It was pointed out that icing on Route 111A is an issue. NHDOT did some work along the edge which will hopefully alleviate that problem. Mr. Lavelle said the catch basin up the street was also cleaned, which should also remedy the issue.

Mr. Lavelle was asked to check the lot dimensions for lot 6. It was pointed out that the triangle on which the stagecoach stop sits does not seem to be accurately represented on the plans.

The designation of "A" and "B" may be removed from the lots. The stone walls should be added to the plans.

Correspondence:

- Town and City magazine, Sept/Oct 2018 edition
- An email regarding limiting the number of building permits allowed. This would require a growth ordinance.
- Supply Lines with The Source, Summer 2018 edition

The Board discussed revising the Zoning Ordinance regarding home businesses. As currently written, it states that residents must meet with the Board of Selectmen during a regularly scheduled meeting. If the criteria are met, the Selectmen grant the request for a home business. The Board discussed the idea that a delay is caused if someone would need to see the Zoning Board for a special exception but are required to meet with the Selectmen first. Scott said the

Selectmen's office personnel can review the initial criteria with an applicant and their request can be granted on a conditional basis. This would allow the resident to proceed with their home business, whether beginning work or going directly to the ZBA, without waiting for the Selectmen's timetable. Barry said he will work on the revision for later discussion with the Board.

At 8:34pm Chip made and David seconded a **motion to adjourn**. The motion **passed** unanimously.

Respectfully submitted,
Janet S. Denison

Upcoming agendas:

Sept. 27:

7:30pm	minutes and correspondence
7:40pm	Caleb Corners II subdivision
8:00pm	Post subdivision, Map and Lot 4-94
8:30pm	other business:
	2019 budget
	Zoning Ordinance warrant articles

Oct. 11:

7:30pm	minutes and correspondence
7:40pm	2 Sandown Road, lot consolidation and subdivision, Map and Lots 1-19A & 19 B