

Planning Board
November 4, 2018
Site Walk

Planning Board Members present: Barry Hantman, Chip Current, Chris Smith, Jim Castine, Roger Whitehouse, Scott Borucki

Conservation Commission Members present: Carsten Springer, Judi Cogswell, Bobby Lorree, Allan Hess,

Others present: Tim Lavelle, George Nelson, Holly Bright, Richard Atkins, Sabrina Simone, Phil Roth, Linda Roth,

The site walk was to review the property known as 2 Sandown Road, tax map and lots 1-19A and 1-19B. Those present reviewed the intersection of Route 111A and Sandown Road, noting the vegetation growing along the northwest corner. It appeared to significantly block southbound traffic from being seen by vehicles exiting Sandown Road onto Route 111A. The boundary of private property and the state easement was marked along Route 111A. Two large trees straddle the line as well as smaller vegetation and rocks are still within the state easement. Lavelle said that the NHDOT will not issue the shared driveway permit until the intersection is reviewed first.

There is a culvert in poor condition on what will be lot 6. There was a question about replacing it or having a different type of drainage system. The water drains under Route 111A through another culvert and continues to run east. Mr. Lavelle said he didn't want to replace it because that would require another dredge and fill permit. Chip said he'd like to see it marked on the plans as an existing culvert. Carsten said that culverts tend to clog easily whereas a drainage ditch is easier to maintain. Mr. Lavelle said he will ask the NHDOT about the culvert.

It appears the test pits are in different locations, off by about 30', on the plan sheets 4 and 5. The stone wall toward the rear of lots 5 and 6 is not shown on the plans. A knoll to the south west corner of lot 6 does not seem to be on the plans. Mr. Lavelle was told to check the elevations on the plans.

The rules regarding moving/replacing stone walls along a road will need to be reviewed.

The new lot to be accessed from Sandown Road was reviewed. A marker in the pavement was noted as a random traverse marker. An existing break in the wall along Sandown Road may be a better location for a driveway.

The Board reviewed the following:

1. The stone wall at the west end of lots 5 and 6 are not on the plans
2. The culvert along proposed lot 6 needs to be addressed
3. The test pits for lots 5 and 6 are not located correctly on the plans
4. The knoll at the edge of lot 6 is not shown on the plans
5. The rules regarding stone walls should be reviewed
6. The driveway entrance for lot 7 should be reviewed

It was agreed the corner line of sight needs to be addressed and dealt with on a permanent basis, rather than simply cutting back vegetation that will grow back in place. Carsten was asked to provide the Planning Board with information regarding when trees can be removed from a property line.

Mr. Lavelle said it might be helpful to have the NHDOT paint lines at the end portion of Sandown Road to better direct traffic entering Route 111A. He said he's meeting with representatives this week.

Respectfully submitted,
Janet S. Denison

Upcoming agendas:

Nov. 8, 2018

7:30pm	minutes and correspondence
7:40pm	2 Sandown Road, tax map and lots 1-19A & 1-19B lot consolidation and subdivision
8:00pm	Post subdivision, tax map and lot 4-94

Dec. 13, 2018

7:30pm	minutes and correspondence
7:40pm	Zoning Ordinance warrant article 1 st public hearing
8:00pm	Caleb Drive & Ward Way, map and lots 1-45-15, 1-51-2, and 1-51-3 subdivision