

Planning Board
February 14, 2019

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

Others present: Josh Manning, Holly Bright, Richard Atkins, Tim Lavelle, John Jalbert, Emily Jalbert, Scott Leduc, Linda Roth, Phil Roth, Herman Weinreich, Amy Moody, Adam Moody, Mike Simone, Robert Loree, Carsten Springer, James Mayo

Roger made and Chip seconded a **motion to accept the January 24, 2019 minutes as written**. The motion **passed** unanimously.

Correspondence:

- Eastern Materials pit inspection report
- From DES, alteration of terrain for Ward Way
- From Danville Postmaster, they have no issue with Bob Meaney's project on Sandown Road
- From Dennis Quintal dated January 28, 2019 regarding Ward Way subdivision
- State driveway permits for Lake Realty Trust
- From Jones & Beach, dated November 1, 2018 regarding Caleb Drive and Ward Way

2 Sandown Road subdivision and lot consolidation, Map and Lot 1-19A, phase 1:

Tim Lavelle passed out plans to the Board members. Mr. Lavelle said he has not received an updated letter from the town engineer. Driveway permits from NHDOT have been issued for the new lots on Route 111A.

A 50' buffer zone has been added to the plans along with placement of the signs. This is shown on sheet 3. Full drainage plans have not been done on the 36-acre lot but were done for the three smaller lots. A letter from Bill Gregsak dated February 14, 2019 was given to the Board regarding this. It stated that no drainage issues are anticipated with the construction of a house and driveway on the larger lot.

Bounds have not been set yet, but this does not have to be done prior to approval. The Board reviewed the prior outstanding items. From the letter dated December 5, 2018 from Civil Construction Management, the following items were considered outstanding: 3, 5, 12, 16, 19, 21, 22, 23, and 24. In addition, note 10 will be removed from the plans. It was noted that a bond should be addressed, and this is part of #16. A bond may or may not be required. Mr. Lavelle requested conditional approval based on the above-noted outstanding conditions. He said the new homes are to be sprinkled and this has been approved by the Fire Wards.

Chip made and David seconded a **motion to grant conditional approval for Tax Map and Lots 1-19A and 1-19B, based on the conditions of the town engineer report, numbers 3, 5, 12, 16, 19, 21, 22, 23, and 24, and the removal of note 10 on the plans, to the satisfaction of the Planning Board.**

Carsten asked about the culvert. Chip said that the culvert will not be moved or repaired due to the extent that DES requires repairs. It is not anticipated that any development will be within the 50' buffer. It is unknown if the culvert contributes to the drainage issues across the street. That may be caused due to the leaves covering the grate.

The new easement along Route 111A has been added to the plans but the dimensions are not there. Barry proposed adding the dimensions of the easement as a condition to the conditional approval. **Chip and David accepted the amendment to the motion.** The easement must be acceptable to the Planning Board. Scott said the Selectmen have not sent out any paperwork to the state yet, because deed language still must be decided. It was agreed that the following would be added to the motion to grant conditional approval: **Site line easement details including dimensions and deed language.** Scott said the issue may be whether the town decides to take on the work of cutting back the embankment. He said that even if the state grants it, the town can't go on private property to do anything without permission.

Barry clarified that any bond, if required, is discussed with the Selectmen. The motion **passed** unanimously.

Carsten asked if Mr. Lavelle had any suggestions for cutting slopes and keeping the area clear of vegetations. He said this was a problem that developed over time. Mr. Lavelle said that it could be written in the deed and plans that the vegetation must be cut back or that no vegetation is allowed. He said the problem is that few people read their deeds.

Outstanding Conditions:

1. From Dec. 5, 2018 letter from Dennis Quintal:
 - a. 3
 - b. 5
 - c. 12
 - d. 16, including discussion of a bond
 - e. 19
 - f. 21
 - g. 22
 - h. 23
 - i. 24
2. Removal of note 10
3. Site line easement details including dimensions and deed language
4. (letter from the fire wards—supposedly met on October 26, 2018)

2 Sandown Road subdivision and lot consolidation, Map and Lot 1-19A, phase 2, Stage Coach Estates, Lake Realty Trust, Map and Lot 1-19B:

The triangle at the intersection of Route 111A and Sandown Road will need to be removed from the plans since it is no longer there.

Mr. Lavelle said this is an 11-lot subdivision with a new road proposed to be named Emily's Way. Each lot ranges in size from just about 2 acres to 5 acres. All lots will have on-site well and septic systems. The town engineer has all the drainage plans and some comments from

Dennis have already been addressed. The roadway, with a 60' roadway, is just short of 1500 linear feet and is intended to be a town road.

All the abutters have been noticed. There were no questions from the Board or the public about the application. Chip made and Roger seconded a **motion to accept the application**. The motion **passed** unanimously.

Barry asked if they are very attached to the name of the road, due to the private roads typically having the appellation "Way." Mr. Lavelle said the name can be revised. Roger asked about the frontage and Mr. Lavelle said he can add the total frontage for lots along a curve. It was noted that all of the lots appear to have the proper frontage although some have just barely 200'.

Mr. Lavelle can add a dimension of the street, noting that it is 60' wide. It appears all the wells' radii are on their appurtenant properties. At this point the homes are proposed to be sprinkled but this has not been confirmed with the Fire Wards. The Board agreed that letters from the Fire Wards, Conservation Commission, and road agent will need to be obtained for the Board.

Mr. Lavelle said the proposed road does not cross any wetlands. There was a short discussion about drainage. A culvert will be under Emily's Way, planned to be 18" with 3' of cover. This goes between lots 8 and 9. A treatment swale will be in that area and overflow will be discharged over upland and eventually to wetlands. Barry said it needs to be ensured that the drainage won't spill over into an abutting lot.

Barry asked about lot 13 and if it will have access to Main Street. Whoever purchases that lot will have a 50' right-of-way that opens to Main Street. It is too steep for a driveway. There is also access from McIntosh to the property, but it is pointed directly to wetlands.

Chip said he'd like to see a 25 miles per hour speed limit sign. The detail for the stop sign will need to be on the plans. If the same drip line is being proposed for this development as the one in Phase 1, those details will need to be discussed. Mr. Lavelle said he can switch the silt fence for a silt sock.

Carsten asked what soil type 547 is. Mr. Lavelle said it is a type of wetlands. Carsten pointed out that he doesn't see any other soil types listed but the 547 is listed in several places. Mr. Lavelle asked if the Board wants the soil types listed on the plans. Barry said the edge of wetlands needs to be on the plans. Mr. Lavelle said that's been done but the upland soil classification has been removed. This will need to be put back on the plans. Carsten said the land has varying slopes and now the land has been cleared. A lot of material spilled over onto the road during the logging.

Mr. Lavelle said he can also add a detail for construction entrance. Chip noted the wetland flags are not on the plans. Adam Moody asked about the wetland delineation and if that would need to be done before the location of the road is decided. Mr. Lavelle said the delineation was done before the road location was decided; the logging operation was done for the area, not the road. Mr. Moody said he walked the property and noted the road centerline and lot corners have been

staked. Mr. Lavelle said those are marked for the upcoming site walk and the wetlands were flagged about a year ago. Chip said that trees can be cut regardless of any subdivision.

The town engineer has made several comments about the project which Mr. Lavelle said will be addressed. The road bond will be addressed with the Selectmen. This discussion will be continued on March 14. Mr. Lavelle said he'll get the drainage plans for the next meeting.

Outstanding items:

1. Remove the triangle parcel of land at the intersection of Main and Sandown
2. "Way" versus "Road" or other designation
3. Add total frontage for each lot
4. Letters from the Fire Wards, Conservation Commission, and road agent
5. Speed limit sign
6. Silt sock versus silt fence
7. Put soil classifications on plans
8. Put wetland boundaries on plans
9. Construction entrance detail
10. Discuss road bond with Selectmen
11. Copy of drainage plans to Board

Caleb Corners II, Map and Lot 1-45-15, 1-51-2, and 1-51-3, off Caleb Drive and Ward Way. A letter from the property owner states that Jones & Beach can represent them. A letter from Civil Construction Management dated January 28, 2019 was received. The Board could not locate the abutter's notices, so the discussion was deemed preliminary. At the meeting in two weeks the formal discussion will begin, including those about the waivers.

Letters from the NH Division of Historical Resources dated January 22, 2019 and from the NHDES regarding an application for alteration of terrain, dated January 29, 2019, were added to the file.

Josh Manning introduced himself and said a letter from the property owner was also submitted stating he acts as their agent. He explained they're proposing extending the existing Ward Way which requires a waiver. He showed the previous layout with two cul-de-sacs which had a significant wetland impact.

The units will be sprinkled and two hydrants will be added: one on Ward Way and one on Boulder Drive. Lot 20 will be a conventional lot with 250' of frontage. The total lot area is 43.44 acres with 16.75 acres of wetland. The town road has a 60' right-of-way and there will be over 30 acres of open space. There will be a homeowner's association for maintaining the open space. Some storm water treatment areas are planned.

The hydrant on Boulder Drive will provide 500 gallons per minute as the fire chief requested.

The steepest slope for the road is 3.5%. The one wetland crossing is small enough to step across. A submerged 4' culvert will be installed. The road follows an existing ridge and the homes will have walk-out basements at the rear. All the plans have been given to the town engineer.

Number 15 of the town engineer comments was discussed. Dennis Quintal states he cannot support a waiver from the road length requirement. Mr. Quintal has not seen any alternative plan with two cul-de-sacs with a bridge span and a longer combined road length. This plan had been presented to the Board and to the Conservation Commission who informally agreed the plan presented tonight with an extended road length was preferable.

The Board discussed number 17 regarding the cul-de-sac not meeting the requirement. Carsten said this was discussed at length with another subdivision, the owner of which wanted to have a landscaped island at the end of the cul-de-sac. The town engineer required so much infrastructure that the Board eventually waived the requirement. Mr. Manning said he will look at the town requirements and address them with the Board.

Each home will have its own mailbox and the water will be provided with community wells through Hampstead Area Water Company.

Carsten explained the metal placards that can be posted to mark lot boundaries. He thanked Josh Manning for placing these where the subject property abuts the town forest. There was a short discussion about adding a trail.

Mr. Manning said the beavers are very active in the area. He pointed out Tuckertown Road near the southern edge of the lot. The water there can be 6-8' deep. It was noted that the homeowner's association for the other areas of the development has gone defunct. Carsten suggested that the town request the rights to trap beavers in the area if the need exists. Scott suggested having something in the deeds or covenants that would grant the town this activity.

Other Business:

The noticing issues for the Cub Pond subdivision were explained the property owners. The application will be accepted at the next meeting.

Carsten Springer said he is speaking on behalf of his client who owns about 16+ acres on the corner of Olde Road and Routes 111A and 111. This is in three different parcels, all in the commercial zone. It was delineated for wetlands many years ago. Carsten said it looks like the lots are very wet from the road, but this wet area is narrow.

The permitted uses were reviewed. Carsten read a letter he received on behalf of his client asking how the Board would feel about a maintenance facility and construction company. The main building would cover an area about 180'x80' with six garage bay doors. A sketch was shown to the Board members. No outdoor storage is proposed. Carsten said the only material that may be stored may be on the vehicles already when they come to the shop for repairs.

Road access was discussed. Carsten said the state may be contacted regarding egress onto Route 111, otherwise there is access from Main Street and Olde Road. Barry commented that Olde Road is not in very good shape. It is paved up to a point.

It was agreed this is the correct zone for this type of commercial use. Scott said there may be some concern regarding oil changes and automotive fluids leaking into the wetlands. Carsten pointed out that Bartlett Brook is near the property and any proposed maintenance will be inside the building. Barry said that it might be favorable for someone who is interested in developing the property to volunteer the idea of water monitoring and having a plan for hazardous waste remediation.

Chip said there may be an issue if the two lots are not combined even if they are owned by the same person. Carsten said there may be some issues with a minor lot line adjustment. He said the lots are sited well in relation to the roads.

At 9:00pm, Roger made and David seconded a motion to adjourn. The motion passed unanimously.

Respectfully submitted,
Janet S. Denison

Upcoming agendas:

February 28, 2019

7:30pm minutes and correspondence

7:40pm public hearings:

- Cub Pond Rd, Map and Lot 3-53-173
- Caleb Corners II, Map and Lot 1-45-15, 1-51-2, and 1-51-3, off Caleb Drive and Ward Way. Waivers to Subdivision Regs:
 - Section V.B.5 – dead-end streets and cul-de-sacs
 - Section V.B.2.b – 50' tangent
 - Section V.B.2.b – 250' minimum CL radius
 - Section V.B.2.e – plan scale
 - Section V.B.5 – cul-de-sacs

March 14, 2019

7:30pm minutes and correspondence

7:40pm public hearings:

- Stage Coach Estates, 2 Sandown Road subdivision phase 2, Map and Lot 1-19B owned by Lake Realty Trust
- Caleb Corners II, Map and Lot 1-45-15, 1-51-2, and 1-51-3, off Caleb Drive and Ward Way
- 87 Sandown Road site plan, map and lot 1-32