

Planning Board  
February 28, 2019

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

Others present: Josh Manning, Richard Atkins, Holly Bright, Bud Post, Dorothea Post, James Mayo

Barry mentioned the town elections are Marcy 12 during which the residents may vote on zoning ordinance warrant articles dealing with cleaning up the document and promoting commercial business in town.

Correspondence:

- Supply Lines with the Source, winter 2019 edition
- Resolving boundary disputes seminar, May 6 in Manchester
- From Newmarket regarding a cell tower installation
- From DES, regarding the Centerview Hollow application for an intermittent stream crossing
- From Ferwerda Mapping, dated February 18, 2019, regarding Map and Lot 1-51

Cub Pond Rd, Map and Lot 3-53-173 Lot Line Adjustment and Subdivision:

Abutter's notice was reviewed. There are currently two lots, one of which is a road. The road lot, currently 1.3 acres, will be expanded so that it is buildable.

There were no questions about the application. Chip made and David seconded a **motion to accept the application**. The motion **passed** unanimously.

Both lots will be left with greater than two acres. Both are existing lots of record and this brings them more into compliance.

Trash pick-up is provided at the end of Cub Pond and Caramel Drive. Chip made and David seconded a **motion to approve the minor lot line adjustment as presented**. The motion **passed** unanimously.

There was a discussion of impact fees. This will be determined by the Building Inspector prior to obtaining the occupancy permit.

Caleb Corners II, 1-45-15 and 51-2 and 51-3:

Josh Manning explained this is a 21-lot subdivision. There will be 20 cluster lots and one conventional lot on Caleb Drive.

There was a question of whether the conventional lot should be its own subdivision application. Both properties were reviewed before. Chip said some of the lots were already subdivided. Mr. Manning said this was only conditionally approved. There are notations on the plans of lot lines to be removed and those to be created. These will be reviewed on the same application.

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

The Board reviewed the letter from Dennis Quintal dated January 28, 2019. The new plans were given to Dennis on February 22. Jones and Beach submitted a response letter on February 19. They had a question about the waiver to cul-de-sac length. Dennis wasn't privy to the other discussion regarding the two roads in which the Board agreed having one road is better than the two previously proposed.

Mr. Manning has met with the Fire Department regarding this project and the two hydrants. Those need to be noted on the plans and a letter from the FD will need to be obtained.

The waivers were discussed.

1. Section V.B.5 – dead-end streets and cul-de-sacs

Mr. Manning said this was just for the overall road length, not the entire section of the subdivision regulations.

Mr. Atkins asked why the road length is restricted to that particular length. It was explained that years ago it was determined that the fire hose reached this length. If the road is blocked during a storm, this would still allow rescue personnel to reach a home with the fire hose. Barry asked where the fire hydrant would be. It will be across from lot 2, about 100' in from old cul-de-sac. The other will be across from Boulder Drive. All of the new houses will be sprinkled.

The requirements for granting a waiver were read. It was agreed that this meets the public interest because the town will not have to own a bridge. The placement of hydrants and sprinkling promotes safety. The hardship exists due to the extensive wetland disturbance that would be created otherwise. The alternate proposal will provide hydrants which better serves the needs of residents.

Chip made and David seconded a **motion to approve the waiver for the road length, with the provision that the developer installs hydrants at roughly 8+80 and Boulder Drive and provides sprinkler system for each unit**. Jim opposed. The motion **passed**.

All waivers must be printed on the plans.

2. Section V.B.2 (b) – design of local roadways

The comment 12 from Dennis states he does not object to this request. It was noted that the original Ward Way is 50' wide. The existing radius has a 100' coming into it. To take the road out of the town forest buffer, this waiver is requested. Barry said he's less worried about the curves without the straight road between them. Jim asked an open space entrance. This will be between lots 13 and 14. There were no more questions from the Board or the public.

The criteria were discussed. It was agreed this meets each criterion for the waiver. Chip made and David seconded a **motion to grant the waiver**. The motion **passed** unanimously.

3. Section V.B.2. (e) – plan scale

Mr. Manning explained that this is specific to the plan profile sections. Site plan requires 1"=50' but subdivision requires 1"=40'. This is something that will need to be reviewed in the regulations for consistency. After discussion, this waiver was withdrawn.

4. Section D.3.c.28

This waiver was withdrawn.

Nothing from road agent or conservation has been received yet. State subdivision approval and wetlands permit and the Alteration of Terrain are still pending. The Board needs to get the association language for the town attorney to review.

The Conservation Commission has asked to be allowed access for beaver control and access to the town forest from lots 13 and 14. Mr. Manning said the wetlands and lot corners have been flagged. The site walk was scheduled for March 31<sup>st</sup> at 8:30am. This will be confirmed with the Conservation Commission. The public is welcome. Mr. Manning said we can meet at Ward Way and walk drive to the cul-de-sac.

There is no reversion plan for the cul-de-sac yet. A conditional use permit will be needed. Jim said he believes this portion of the town forest is part of the historic district but will confirm that. The Heritage Commission is also invited to the site walk and a letter from them will be needed due to the proximity to the historic district.

Fish and Game requested a 48" round culvert to be partially submerged. The details will need to be reviewed by the Conservation Commission and this Board.

Granite curbing is proposed at the bottom of the hill and a piece in the cul-de-sac also. This is noted as a double-line on the plans. This will be on the March 28 agenda.

Other business:

The Board reviewed the notices for the two-lot subdivision for Lewis Builders. The application states this is a stage 2, but this application may have been filled out in error. It was accepted on December 12, 2018 and discussed further on January 10, 2019. The notices and discussion do not mention which stage was presented. It was agreed that the application discussion was for that of a stage 3 subdivision. This was noted on the application.

At 8:54pm Chip made and David seconded a **motion to adjourn**. The motion **passed** unanimously.

Respectfully submitted,  
Janet S. Denison

Upcoming agendas:

March 14, 2019

7:30pm minutes and correspondence

7:40pm public hearings:

- Bud Post, Kingston Rd subdivision
- 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