

Planning Board  
March 28, 2019

Members present: Barry Hantman, Chip Current, Jim Castine, Roger Whitehouse, Jennifer Heywood, Scott Borucki-Selectmen's Rep.

Others present: Tim Lavelle, Bud Post, Dorothea Post, Josh Manning, Holly Bright, Richard Atkins, Chief Steve Woitkun, John Jalbert, Joe Coronati

Minutes:

Chip made and Jim seconded a **motion to approve the March 14, 2019 minutes as amended**. Jennifer abstained. The motion **passed**.

Correspondence:

- Cell tower in Exeter
- 25<sup>th</sup> annual spring zoning conference
- Plaistow is hosting a PB basic training
- From Civil Construction, dated March 22, 2019 regarding Ward Way; dated March 11, 2019 regarding Post subdivision
- From Danville Highway Department, dated March 25, 2019 regarding Ward Way
- From Danville Fire Department, dated March 28, 2019 regarding Ward Way
- From Jones & Beach, dated March 28, 2019 regarding Ward Way

Post Subdivision, map and lot 4-94:

Conditional approval was granted on November 8, 2018. Two waiver requests were recently submitted. The letter from Dennis Quintal dated October 31, 2018 was reviewed. At that time, the Board said they'd be open to a waiver regarding setting the bounds for properties within 200' of the subject property. It was requested that the lot lines for the parcels across the street be shown on the plan. Mr. Lavelle said they'll show what they can. It was clarified that the Board is not asking him to set the bounds for the abutting properties.

The plan was reviewed and the waiver request from section III.D.3.b.5 of the subdivision regulations was reviewed. Barry asked for monuments to be shown for several lots, followed by a lengthy discussion. Mr. Lavelle asked about the necessity of showing this on the plans as it would be time consuming and cost prohibitive to this client. He said that when they surveyed the perimeter, the extant monuments were located and those are shown on the plans but some pins are not on the ground anymore.

Chip said he's not being asked to survey everything and does not want anyone trespassing, nor is he being asked to look up information in deeds and surveys of surrounding properties. The purpose of showing the monumentation is to ensure the abutters list is correct, not to improve the town's data. This requirement can be reviewed later for possible revision. Chip said he is not in favor of this because it essentially asks for someone to trespass.

The waiver requirements were reviewed. Chip said that showing the property lines is keeping in the spirit of the ordinance. Roger said finding each monument within 200' would be a scavenger hunt and is not needed. Scott said he shares Chip's opinion and is not a fan of trespassing.

Chip made and Jim seconded a **motion to grant the waiver to Subdivision Regulation section III.D.3.b.5**. The motion **passed** unanimously. It was agreed that comment 7 from the October 31, 2018 letter from Civil Construction is satisfied.

The waiver request dated March 11, 2019 regarding section V.G.1 was discussed. This was requested due to the ledge found at the property and the idea that a ranching community may prefer powerlines brought to barns and underground utilities would make this more difficult to tie in a line. It was agreed that since this was not part of the conditions when conditional approval was granted, this waiver cannot be discussed unless the applicant wants to reapply and start over. This was declined.

Mr. Lavelle said they updated the culvert details and wetland crossing. These have been given to Dennis and they are waiting for the Alteration of Terrain review before sending those final plans to Dennis.

#### 2 Sandown Road, Lake Realty Trust:

Mr. Lavell said Dennis finally has everything he needs for his review. He'd like to come back in two weeks and demonstrate that all conditions have been met and have the mylars signed.

Regarding phase 2, the Stagecoach Estates subdivision, Mr. Lavelle said Bill Gregsak is working with the Alteration of Terrain process. They have asked for revisions, which are being made to the plans, before sending those to Dennis. He explained that the NHDES looks at the drainage for the entire parcel whenever there is a disturbance over 1000'. He said the plan has to be overdesigned to satisfy all of the AofT requirements and when this is done, the town regulations are typically satisfied. He has spoken with Carsten Springer from the Conservation Commission also.

Lot corners and the road centerline have been marked. Wetlands are flagged. The road width is required to be 60', and the paved portion should be about 18' from the property line. It was agreed to meet on April 6<sup>th</sup> at 7:30 am for a site walk. The Conservation Commission and public are invited.

It was agreed the homes will be sprinkled. Mr. Lavelle will meet with the Fire Chief and get a letter from the department. The markers for setbacks can be obtained from the Conservation Commission.

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

The letter from Dennis Quintal dated March 22, 2019 was reviewed in addition to the letter from Jones and Beach dated March 28<sup>th</sup>. The open items are waivers to be discussed.

The Board discussed the waiver requests from the Subdivision Regulations outlined in the letter from Jones and Beach dated February 22<sup>nd</sup>.

1. Section V.C.1—Mr. Coronati explained they have a small outflow into a large wet pond which is between the clusters of homes. The other ponds have not outflow. Richard Atkins asked what this was about and was answered that each new development is not allowed to increase runoff onto adjacent properties. Calculations for storm events are required. After discussion and review of the criteria for granting a waiver, Chip made and Roger seconded a **motion to grant the waiver to section V.C.1 for storm events of 0.03 cfs for two- to ten-year storm events and 0.06 cfs for ten-year storm events**. The motion **passed** unanimously.
2. Seciton III.D.3.c.28—Mr. Coronati explained they are only looking for a waiver for one sheet of the plan. The criteria was reviewed. The hardship for this was that they'd have to increase the plan scale which would require multiple sheets with multiple match lines, lending itself to greater confusion in following the plans from one sheet to the next. There were no questions from the public. Chip made Jim seconded a **motion to grant a waiver to section III.D.3.c.28**. The motion **passed** unanimously.
3. Section V.J.3—Mr. Coronati explained there a couple of detention ponds within the buffer. The grading will be in the buffer, but no structure will be in the buffer. The ponds will eventually become wetlands. The road goes through the buffer. They were told a conditional use permit will be needed for this. The Board said they would like the Conservation Commission to offer an opinion about this.
4. Section VI.B.10—The intention of the road is that it will be owned by the town. The existing cul-de-sac is paved throughout. Chief Woitkun said he is still looking for more heli-pads throughout the town. The road agent has requested that the cul-de-sacs be vegetated which facilitates snow removal operations. The cul-de-sac reversion will eliminate this as a heli-pad. Chief Woitkun said he'd prefer to not lose this and would prefer the end to be paved throughout. There were no questions from the public. The hardship for this would be the loss of the helipad. Chip made and Roger seconded a **motion to waiver section VI.B.10 requiring a vegetative buffer island for the cul-de-sac**. The motion **passed** unanimously.

The letter from the road agent dated March 25, 2019 regarding the street trees was reviewed. Right now the street trees are planned to be in the right-of-way. The Board said it was ok to put them on the lots.

Scott said he'd not sure the town wants to maintain the stormwater system. Typically this is conveyed to the town with an easement. If the property owner is supposed to take care of it but does not, it usually falls on the town to maintain.

A letter from the fire chief dated March 28, 2019 was received. The developer has satisfied all of this safety concerns. The homes will be sprinkled and there will be hydrants installed.

This will be on the agenda in two weeks. There will be a site walk next Sunday. The historic district is marked on the plans.

220 Kingston Road, Life Storage preliminary discussion:

Lindsey DiTonno of Greenman Pedersen Inc. explained they are working with Life Storage which is proposing a 15,600 square foot, one-story, climate controlled building as an addition to their storage facility. The entire property is about 20 acres. The existing driveway will be extended to wrap around the new building. The traffic is minimal. The remaining site will be used for wetland mitigation. The building will use propane and the electric service will come from the existing underground utilities. The building is proposed to have fire walls and no sprinklers. They plan to use reconstructed gravel for the driveway to the north due to the wetlands. Riprap will be used for stabilization.

Barry explained the zoning ordinance has changed since the original building units were built. He suggested they review the allowable distances to neighboring structures. The setbacks have also been revised along with the sign size allowance.

Ms. DiTonno was advised to speak with the fire department regarding fire suppression measures for a commercial structure. She said she hopes to come back to the Board on the 28<sup>th</sup> with a site plan review application.

Other Business:

The Master Plan needs to be reviewed. The letters regarding the CIP will be forwarded to department heads.

Scott made and Roger seconded a **motion to nominate Barry as chairman of the Planning Board for the next year**. There were no other nominations. The motion **passed**. Barry accepted the nomination.

Roger made and Jim seconded a **motion to nominate Chip as vice-chairman of the Planning Board for the next year**. There were no other nominations. Chip abstained. The motion **passed**. Chip accepted the nomination.

At 9:30 pm Roger made and Chip seconded a **motion to adjourn**. The motion **passed** unanimously.

Respectfully submitted,  
Janet S. Denison

Upcoming agendas:

April 11, 2019

7:30pm          minutes and correspondence

7:40pm          discussion and public hearings:

1. preliminary discussion regarding map and lot 3-59A
2. 2 Sandown Road, Lake Realty Trust, phase 1—final approval and sign mylar
3. Caleb Corners II, Map and Lot 1-45-15, 1-51-2, and 1-51-3

April 28, 2019

7:30pm          minutes and correspondence

7:40pm          discussion and public hearings:

1. 220 Kingston Road, Life Storage
- 2.