

Planning Board  
June 9, 2022  
7:30pm

Members present: Barry Hantman, Chip Current, Steve Woitkun, Chris Smith, Roger Whitehouse

Others present: Gail Turilli, Breyer Hall, Carol Baird, Kathy Dennis, David Cunningham, Dennis Griffiths, Charlie Zilch

The Minutes from 4/28/2022 were reviewed. There were no comments from the board. Barry **made** and Roger 2<sup>nd</sup> a **motion to accept the minutes as written**. All in favor with Chris abstaining, **motion carries**.

**Minor Site Plan Review for Leasing Space at 12 Olde Road:**

Breyer Hall addresses the Board. He is looking to lease a bay located at 12 Olde Road for a machine shop. He explains that this is a start up company and he will need unlimited hours and is looking to work nights and weekends. Barry confirmed that all abutters have been noticed. There were no questions from the Board. Barry **made** and Chris 2<sup>nd</sup> a **motion to accept the application**. All in favor, **motion carries**. **Application accepted 6/9/2022**. The original Site Plan has requirements and restrictions on hours of operation which are 7am – 5pm Monday – Friday and 7am – noon on Saturday. Breyer stated he has spoken with Wayne Clark, who recently had a similar application that was approved by the Planning Board and is looking for the same. Roger asked if nights and weekends would include deliveries as the original plan does not allow for that outside of the hours of operation. Breyer stated he would agree to that. There is no high foot traffic with this business which operates wire bonding machines for assembling mechanical components. Deliveries would mainly come by UPS truck or a box truck. The machines used are CNC, mills, lathe and an air compressor with 150 PSI. Machines have a low hum, quiet operation. There will be no outside storage, no customer foot traffic as most of the components are shipped out. Debris will be removed and recycled, no plans to hire any employees. A magnet sign will be placed on the steel door and there will be a road sign on Main Street. Barry stated that there is no occupancy permit for the current owner and that will need to be obtained prior to any business starting. There were 3 conditions for the last minor site plan that was approved which would also be required for this site plan and are as follows:

1. Unlimited hours of operation
2. No deliveries outside of 7am – 5pm, Monday – Saturday
3. Decibel levels no higher than 65db at the property outside of 7am – 5pm Monday – Saturday

Breyer is in agreement with this. Barry **made** Roger 2<sup>nd</sup> a **motion to grant approval** with the above mentioned conditions. All in favor, **motion carries**. **Site Plan approved 6/9/2022**.

**582 Main Street, Map & Lot 2-28 Subdivision:**

Charlie Zilch addresses the Board on behalf of David Cunningham of C & L Estates, LLC. A waiver is being requested to reduce the required engineering fee from \$3000 to \$1500. The

proposal is to subdivide the property into 3 street frontage single family building lots. Two of the lots will be served by a shared driveway that is supported by a stormwater management plan. Barry confirms that all of the abutters have been noticed. Barry **made** and Roger 2<sup>nd</sup> **a motion to accept the application.** All in favor, **motion carries.** **Application accepted 6/9/2022.**

Charlie gives an overview and intent of the application to the Board. The property is identified as tax map 2 lot 28 and is a 6.08 acre lot with 572.59' of frontage on the east side of Main Street. This is an old, existing lot of record that was subject to just one subdivision in May of 1953, plan 01779 at the registry of deeds. This subdivision created one 1.25 acre lot (lot 2-27) with approximately 162' of frontage on the north end of the parcel. No further changes in the lot configuration have occurred since that subdivision and the property has remained as shown on the current plan set provided. Situated upon the lot, nearer to the northerly end of the site and close to Main Street, is a single family 4-bedroom residential dwelling constructed in 1800. This dwelling is served by its own onsite water supply located in front and an NHDES approved septic system in the rear. Access is provided by a circular driveway accessing from Main Street. The property is generally wooded with moderate slopes throughout. Soils are well drained with some wetlands located in the rear of the property at the base of the slope. The property is surrounded by existing residential homes of varying lot size and frontage. The site is entirely within the Residential-Agricultural and Village District zones. Upon completion of the existing conditions plan of the property, the frontage for potential driveway access points were reviewed. This is a state roadway and a permit is required from NHDOT for access. The state has strict requirements for access where you need to provide 400' all season safe sight distance in either direction for any anticipated driveway entrance and including the existing driveway entrance. The existing circular driveway will have to be limited to just one entrance and will have to be moved approximately 7' north of where it is located now to meet the requirement. There is one other location nearer the southerly property line that meets the sight distance requirement for an additional driveway. This potential location can serve as a single driveway and may be used as a shared driveway. With the consideration from NHDOT for a potential of 3 total dwellings to be served on this site, but with slightly less than 600' of frontage to support a 3 lot subdivision, an application for a variance was submitted to the ZBA. The variance would allow the proposed middle lot, 28-1, to have less than 200' of frontage. The variance was granted with the following conditions: obtain NHDOT driveway permit for both driveways and prepare a stormwater management plan for the shared driveway that accesses the two new house lots.

Proposed lot 2-28 will support the existing dwelling, have 222.59' of frontage (additional frontage necessary to meet setbacks on the right side of the dwelling), and 2 acres of land. The dwelling will continue to be served by its existing well and septic system. The circular driveway will be modified to one entrance and the entrance moved slightly up hill. The southerly most lot, proposed 28-2, will have 200' of frontage and 2 acres of land. This lot supports the shared driveway entrance that will serve the middle lot, proposed 28-1. The middle lot will have 150' of frontage and will contain 2.08 acres of land. This lot will be accessed through the shared driveway on proposed lot 28-2. Both new lots will support one 4-bedroom home each, both served by their own individual septic system and water supply. A stormwater plan was prepared to meet the conditions of approval required by the ZBA. The plan, as prepared by Civil Design Consultants, collects stormwater along the side of Main Street as well as from the shared driveway and directs it to a stormwater swale so that it does not adversely affect the southerly

most abutting property owner. Roof runoff for each of the proposed dwellings will be captured and directed to drywells so that the stormwater will be infiltrated rather than sheet flow across the property. The design is supported by a drainage report and operations maintenance manual. Two state permits are required for this proposal. NHDOT driveway permit has been reviewed and obtained as well as NHDES state subdivision which has been issued.

Barry questioned if there are any plans with the existing home. Dave Cunningham explained that he has replaced windows, clapboard, trim boards and roof shingles. He plans on maintaining the structure as this is a historic home in town. Chip feels town counsel is not needed for the review of the driveway easement as per the town engineer's comments. Carol Baird, Heritage Commission Chair, expressed some concern about the existing house not being disturbed. The Heritage Commission has put together a history of the existing home and asks that the Planning Board keep this information on file with the subdivision plan. At this time, Carol read through the history of the existing home put together by the Heritage Commission. There were no further questions or comments from the public. Barry questioned having a site walk to which the Board feels it is not necessary. Barry **made** and Roger 2<sup>nd</sup> **a motion to waive the site walk**. All in favor, **motion carries. Site walk waived**. Barry then questioned underground utilities. Chip stated that this is required and needs to be noted on the plans. The waiver request to reduce the engineer's retainer fee to \$1500 was discussed. Roger **made** and Steve 2<sup>nd</sup> **a motion to grant the waiver request**. All in favor, **motion carries, waiver granted**. Barry questioned fire suppression. It is not required for this subdivision. There will be a 22ft wide shared driveway and there is no plan for sprinklers. Barry **made** and Roger 2<sup>nd</sup> **a motion to grant conditional approval** with the following 7 conditions:

1. Satisfactorily address town engineer's comment #8 regarding seeding specifications
2. Supporting letter from Conservation Commission
3. Setting of bounds
4. Updated outlet structure detail to include outlet protection
5. Note for underground utilities
6. Recording of easement maintenance plan
7. Note on plan to require recording the easement language as each lot is sold

All in favor, **motion carries. Conditional approval granted on 6/9/2022.**

### **Other Business:**

Chip mentioned that a letter was received stating there is a new County Commissioner who would like to meet with the Board. Barry suggested to compile a list of things that the Board would like him to help out with, for example: Route 111/Frye Road access. Chip also mentioned the water board system (wells, etc.). A meeting will be set up for the fall and Chip will reach out to the County Commissioner.

Reserves have been added to the CIP that were not listed prior. Protection equipment, Fire Department reserve will be fixed. 3 Capital Reserve Funds and 2 EFT's have been approved. \$100,000 has been added to the Fire Department vehicle fund. Chip questioned if a purchase would be made before 2031. Steve stated it would depend on the balance of the fund but, hopes

139 by 2024. The proposed Fire Engine vehicle cost is \$600,000. An ACO fund has been created,  
140 and proposed to fund \$5000 for a potential vehicle purchase by 2025. \$20,000 has been added to  
141 the Highway Capital Reserve Fund. Steve mentioned that there is a 7 year rotation for plow  
142 trucks. So far, \$150,000 has been spent. A new Police station is anticipated to be proposed for  
143 2024. Roger questioned having a research committee as there has been one in the past. Steve  
144 noted that Dennis Griffiths is working on getting that put back together.

145  
146 Chip mentioned the Board's summer schedule and would like the meetings to take place on the  
147 2<sup>nd</sup> Thursday of the month for June, July and August. Roger **made** and Barry 2<sup>nd</sup> a **motion to**  
148 **hold meetings on the 2<sup>nd</sup> Thursday of the summer months.** All in favor, **motion carries.**  
149 Roger **made** and Barry 2<sup>nd</sup> a **motion to adjourn.** All in favor, **motion carries. Meeting**  
150 **adjourned at 8:50pm**

151  
152 **Agenda for next meeting:**

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154 1. Subdivision application for Map & Lot 4-1-1, adjacent to 362 Main St  
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157  
158 Respectfully

159  
160 Gail Turilli