

Planning Board
July 14, 2022
7:30pm

Members present: Barry Hantman, Chip Current, Charles Underhill, Chris Smith, Roger Whitehouse

Others present: Gail Turilli, Charlie Zilch, Carsten Springer, Leo Traverse, Phillip & Gertrude Nugent

The Minutes from 6/9/2022 were reviewed. There were no comments from the board. Barry **made** and Roger 2nd **a motion to accept the minutes as written.** All in favor with Charles abstaining, **motion carries.** Barry noted that the CIP updates will be incorporated into the Mater Plan for future comments.

Chip stated that resident, Leo Traverse, is present at the meeting tonight and has interest in joining the Planning Board. Chip would like to accept him as a full member and not an alternate as it has been challenging to have a quorum especially during the summer months. Mr. Traverse stated that he is interested in becoming a full member of the Board and also mentioned that he has taken a course in land use, soils, & maps but, has no sit down experience with a Board. He has lived in Danville for the past two and a half years and has attended many meetings. Barry **made** and Roger 2nd **a motion to appoint Mr. Traverse as a full member of the Planning Board** until the next town election. All in favor, **motion carries.** Chip stated that Mr. Traverse will have to come in to see the town clerk to get sworn in once all the paperwork is in order.

Map & Lot 4-1-1, Adjacent to 362 Main Street:

Chip noted that he would like to invite the Heritage Commission to comment on this proposal. Barry stated that all abutters have been noticed. Charlie Zilch addresses the Board stating that this is a proposal to subdivide the remaining land of the recently approved subdivision in which the house was subdivided from this parcel. The plans show the remaining property, identified as map 4 lot 1-1 and is located adjacent to 362 Main Street. The lot is 5.20 acres with 409.59' of frontage on the east side of Main Street. The entire site is located within the Residential-Agricultural and Village District zones. The site is not within a flood hazard area or within Shoreland protection. The land itself, previously supported the dwelling and barn and was at one time used as farmland but, has now mostly reverted back to woodland. There are wetlands on the property located easterly to the back and at the north end. The wetlands on the east of the property are a large wetland complex that buffers the tributary(s) to the Pow Wow River. These wetlands are mostly compromised of very poorly drained soils. The wetland to the north is most likely an old borrow pit excavated below water table with a swale relieving it. Sheet 3 of the plans show moderate slopes throughout with test pits containing group 1 soil. Subdividing the remaining parcel complies for 2 additional lots. 3 driveway permits have been obtained through the state and site distance requirements have been met for all locations. No questions from the Board or the public regarding the application. Roger **made** and Barry 2nd **a motion to accept the application.** All in favor, **motion carries.** **Application accepted 7/14/2022.**

47 Chip mentioned that Conservation Commission needs to look at the plan and give the Planning
48 Board feedback. Carsten stated that Conservation has already done so and that a letter will be
49 forwarded to the Board via email. Chip noted that the wetland impact isn't clear. Charlie stated
50 this is a proposal to subdivide the property into two single family residential building lots.
51 Proposed lot 4-1-1 will have 200' of frontage and contain 2.17 acres. Proposed lot 4-1-2 will
52 have 209.59' of frontage and will contain 3.03 acres. Both lots are designed to support a four-
53 bedroom dwelling served by their own individual onsite septic systems and wells. Both lots will
54 have their own driveways accessing from within each lot's individual frontages. The wetland
55 was probably created as an old borrow pit, dug below grade and because of that, contains wet
56 soils which over time becomes a wetland. There is a swale that runs out to the north, unsure if it
57 was man made but, potentially could have been per the soil scientist. There is a pocketed area
58 that holds water. The soil scientist went out at the early onset of when vernal pools are active
59 and this was discussed with Conservation who recommended to have it checked when it is really
60 active. The soil scientist went back out during the height of the season and found no evidence of
61 activity. Coming out of that pocketed area, the swale contains poorly drained soil. The area to
62 come across with the driveway would impact the narrowest point at only 700 ft, which by state
63 standards is the minimum impact. This was submitted to the National Heritage Bureau for
64 consideration on what is being proposed and they had no concerns with the application.
65 Conservation has been consulted twice regarding this proposal.

67 Carsten stated this is a jurisdictional wetland. Because of the way this crossing occurs, would
68 rather see a shared driveway but, this falls in the Planning Boards hands. There are no structures
69 within 75 ft of the wetlands. It is a 90 degree crossing which is operable and questioned upsizing
70 the pipe. Charlie stated he is awaiting Dennis Quintal's comments but, plans to upsize the pipe
71 from 18" to 24". Carsten noted that the suggestion to upsize the pipe is due to the area being
72 sedentary. The pipe would become plugged up over time and would like to see headwalls. The
73 third driveway coming off Main Street is going to have a dip down to the crossing and then go
74 up a steep embankment. Barry noted a 2 ft dip that goes from 168 ft to 166 ft. Chip stated that
75 the house sits at 168 ft. The low point of the driveway is at 166 ft and 168 ft at the road. Charlie
76 mentioned that the state like to see a 20 ft platform for a vehicle to be able to stop as it comes up
77 the driveway before a state roadway. Carsten noted that this is not a highly functioning wetland.
78 Charlie noted that there is not a lot of stormwater that contributes to this wetland. Chip
79 questioned the 20 ft gravel driveway instead of 12 ft. Charlie stated the reason for the 20 ft
80 driveway is that the property is located in the Village District. There is always the potential for a
81 conversion to commercial and is over 150 ft away from the roadway. Chip asked if there is a
82 plan to have a compacted 20 ft gravel driveway and then put a 12 ft ribbon to which Charlie
83 confirmed. Barry stated he would like to see the first several feet onto the property paved but,
84 may need a waiver. Barry also suggested to meet with the Heritage Commission regarding the
85 schoolhouse when proposing the limited cut in the disturb area. He also questioned an impact on
86 Mitchell's Way. Charlie stated there is no impact on Mitchell's Way as it is completely outside
87 the property. Chip noted he has no issue with the third driveway and that a shared driveway
88 would have a different impact. Charlie noted that he is awaiting the state wetlands permit. Chip
89 asked if the utilities will be underground to which Charlie confirmed. Fire suppression is not
90 required but Charlie stated he will leave that up to the applicant. The proposed lots have the
91 required frontage and acreage and the well radius is inside the lot lines. Chip questioned roof
92 runoff treatment. Charlie stated that there is no impact. It is away from the large wetland

complex in the back with a recharge area that would absorb easily around the homes. There is a double retaining wall along the front. Chip asked if a granite bound is going to be set in the middle of the stone wall to which Charlie confirmed. Chip recommended to have this proposal go before Heritage, Conservation and the Town Engineer. Charlie stated he had received some comments from Dennis Quintal, most of which were minor and will be addressed. Chip mentioned to cross the wetland and impact area a Conditional Use Permit will need to be issued for the driveway as part of this application. Barry questioned the need for siderails to which Charlie responded that they are not necessary. Chip mentioned that Dennis noted rip rap in his comments. Charlie stated he has requested outlet protection which will be addressed. There is no need to come before the Conservation Commission as the only item that needed to be looked at was the third driveway which has already been addressed. Carsten noted that the developer has been good about putting language in the deed to allow crossing of the property, preferably with notice of owners, for the purpose of dealing with the beaver dams impacting 111A. This is also creating a hazard downstream to many residential properties and the new culvert on Long Pond Road. Barry stated an easement was put in place with the first subdivision and suggests referring to this easement on the current plan and make sure it is in the deed as well. This proposal will be continued to the Planning Board meeting of August 11 at 7:35pm to follow up on comments from the town engineer and Heritage Commission.

Preliminary Discussion for 134 Sandown Road, Map & Lot 1-15:

Phillip and Gertrude Nugent, owners of the property, address the Board. This was a 2 acre lot purchased back in the 80's but, now the acreage has decreased to 1.48 acres. They are in the process of potentially selling the property and are looking for assurance that this is a buildable lot as Zoning Requirements are 2 acres with 200 ft of frontage. Currently they have two potential buyers. Chip stated that this is an existing lot of record and as long as it meets all requirements and setbacks, it is a buildable lot but, there may be a limit as to the size of the structure. The wetlands distribution of the lot needs to be known. Any structure on the lot needs to be 75 ft from the wetlands and proof to the state that the septic system can handle the size of the structure. Barry stated that this is a 1 ½ acre lot, which is large enough for a home if it is not wet. There is a culvert under Sandown Road. A suggestion was made for a survey and have a soil scientist determine the wetlands. The property can sell as a buildable lot. Carsten noted that this lot has 150 ft of frontage. It is a narrow lot running to the back with a 3ft dug well close to the road. The current owners will need to rely on a soil scientist for the wetland delineation. The well needs to be in the middle of the lot and a 75 ft radius to the septic system. The building envelope for this lot needs to be known. If needed, relief could be granted by the ZBA. Carsten suggests septic, soil delineation and drainage calculations be obtained prior to selling of the property.

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

The Board reviewed the conditions for final approval. All conditions have been met with the exception of the letter from the Conservation Commission to which Carsten stated he would send to the Planning Board. Barry **made** and Roger 2nd **a motion to grant final approval**. All in favor, **motion carries. Final Approval granted on 7/14/2022**. Mylars have been dropped off and will be signed at the end of tonight's meeting. Chip stated the impact fees will now be

assessed. Roger **made** and Barry 2nd a **motion to assess impact fees for the school at \$9866.00, safety at \$3412.00 for a total of \$13278.00.** All in favor, **motion carries.** Impact Fee's assessed at **\$13,278.00.**

Roger **made** and Barry 2nd a **motion to adjourn.** All in favor, **motion carries.** Meeting adjourned at **9:30pm.**

Agenda for next meeting:

1. Continuation of Map & Lot 4-1-1, Daniel Perry Subdivision
2. Site Plan Review & Conditional Use Permit applications for 567 Main Street, Map & Lot 1-50, Wellinghall Farm, LLC
3. Lot Line Adjustment & Subdivision Plan for 63 & 75 Walker Rd and 18 Lamb's Way. Map and Lots 3-21-5, 3-21-4. & 3-25-5
4. Discussion of creating a Village District for long term security & management of the dam that impounds the waters of Long Pond requested by Michael Fleck who resides at 277 Long Pond Rd

Respectfully

Gail Turilli