

## **Planning Board May 9, 2013**

Members Present: Barry Hantman-Chairman, Chip Current, Phil Emilio, George Manos, Chris Giordano-Selectmen's Representative, Janet Denison-clerk

Excused members: John Russo

Others present: Dennis Quintal, Charlie Zilch, Carsten Springer, David Acheson, Henry Corey, Edward Delorey

### Minutes

The minutes of April 11th were reviewed and one correction was made. Chris made and Chip seconded a **motion to approve the April 11, 2013 minutes as amended**. The motion **passed**.

### Correspondence

- Notice from the Hudson Planning Board dated April 12<sup>th</sup> for a cell tower installation
- Email from Mary Pinkham-Langer to Janet Denison dated April 11, 2013 at 11:04am regarding the Hoyt excavation site
- From NHDES—Supply Lines with The Source, Spring 2013 edition
- Reminder from RPC regarding a meeting to develop new regional master plan: May 14, 7pm in Kingston
- Town and City, May/June 2013 edition
- From NHOEP, 19th annual Spring Planning and Zoning Conference, May 11 in Manchester. George will be attending.
- From RPC: annual meeting scheduled for June 12 at the Granite Rose in Hampstead. Barry will see if a small presentation regarding the Village District can be made for the meeting.
- From NHDOT: driveway permit for Charter Bros., M&L 3-161-1-1. Charlie Zilch explained this had to be obtained first before a plan could be submitted to the Planning Board.
- May 9 letter from Civil Construction Management regarding the Hoyt pit restoration
- April 29 letter from Charlie Zilch regarding the Hoyt pit restoration
- Waiver requests dated May 3, for the Hoyt gravel pit excavation and restoration
- April 26 letter from BCM Planning regarding comments received about impact fees

### Elections for RPC Commissioners

Phil and George of the Planning Board and Carsten Springer of the Conservation Commission expressed interest in representing Danville as commissioners to the Rockingham Planning Commission.

Chip made and Chris seconded a **motion to nominate Phil Emilio and Carsten Springer as representatives to the Rockingham Planning Commission and George Manos as first alternate to the Rockingham Planning Commission.** The motion passed unanimously.

Hoyt-Clydesdale Drive subdivision & excavation/restoration, property owned by Al Hoyt and Sons, Inc., Tax Map 4, Lot 28

Charlie Zilch reviewed the comments received from Dennis Quintal in the letter dated March 28<sup>th</sup>, these plans are a result. He revised the previously discussed plans, noting the stages outlined in the plans. Phase 1A corrects the overdig area; 1B is the new lot to be created which entails the rockpile removal and the addition of loam and seeding. Phase 1C creates the access road.

The elevation of 168' was discussed. Mr. Zilch said all material above the high water mark is to be removed. Barry asked when the roadway plan will be discussed. Mr. Zilch said this is in conjunction with the subdivision. A note on the plans states that all vehicles will access the property from Route 111A.

The question was asked if there is a note stating that a new phase will not begin until the previous phase is finished. Mr. Quintal stated there needs to be a sequence of events and the phasing will allow a better review of activity. Mr. Zilch said it will be difficult to finish an area if that space is needed to work on another phase. Some material from phase 1 may be used for phase 2.

The waiver requests were discussed briefly. These will be discussed in depth at the next meeting.

Mr. Zilch reviewed his April 29<sup>th</sup> letter to the Board. He said more details for the outlet structure will be added. It was suggested he change the word "annually" to "minimally" for the inspections.

New drainage calculations will be sent to the Board. Mr. Zilch was told that the plans cannot cause an increase in runoff on surrounding properties.

Mr. Zilch said he's never recorded excavation plans. Carsten invited him to a Conservation Commission meeting.

Preliminary discussion with David Acheson regarding 6 Bergeron Way; M&L 3-124

Mr. Acheson introduced himself as a potential buyer for a 20 acre parcel north of Hampstead Road. There is also a quarter acre lot with no building that may be purchased from the same owner.

The Board discussed the criteria for someone using this property as a commercial lot. The lot has had an auto repair business, called Lenny's Old Chevy's, but the building is in

disrepair. The building is on a 70'x30' slab; Mr. Acheson plans to use the existing slab to build a new building.

There was a short discussion about a grandfathered use. If it has been in continuous use without a year's lapse in use, the use is grandfathered. Otherwise he will need to see the Zoning Board. The Planning Board is receptive to having business in town but does consider the abutters' opinions with each application. The abutters to this property apparently purchased their properties knowing an auto business is next door.

There was a short discussion about the smaller lot. This can be combined with the larger lot. It is more valuable as a separate lot of record, which is probably why it has not been combined with the larger parcel.

Preliminary discussion with Henry Corey regarding 15 Main Street, M&L 3-168

Mr. Corey introduced himself and the property he recently purchased, stating he's aware of several problems in the past with this being used a multi-family home. He is proposing to remove the entire building and reuse a portion of the existing slab. He will place a metal building on a 30x30 portion of what is now the northern most portion of the building. He plans to meet setbacks and any building material requirements. He also plans to tie the parking lot into the recently built dance studio.

He was told the setbacks may be a problem; this is a difficult lot to develop. He will need to speak with the NH DOT about the driveway.

Mr. Corey said he hopes to add to the rear of the building for an office space. This will build on an area beyond the current slab. As this is further encroachment on the wetlands, he was told this may not work.

Mr. Corey was also told he'll need to find an engineer to draw plans for the change of use and site plan review. He was advised to determine any waivers or variances that will need to be requested. He can come in with a conceptual design which will allow him to at least speak with the Zoning Board if necessary. If the amount of total wetland encroachment is reduced, this can show he is still improving on a bad situation. He was invited to speak with the Planning Board again for another preliminary discussion if he chooses.

At 9:15pm Chris made and George seconded a **motion to adjourn**. The motion **passed** unanimously.

Respectfully submitted

Janet S. Denison

Agendas:

- May 23, 2013

7:40pm Preliminary discussion with Bob Simeone regarding 97 Sandown Road; M&L 1-32

8:00pm Hoyt-Clydesdale Drive subdivision & excavation/restoration  
property owned by Al Hoyt and Sons, Inc., Tax Map 4, Lot 28  
Waiver Requests: Subdivision Regulation section V – Design Standards, J.3  
requiring a 50’ vegetative buffer zone to provide screening where non-  
residential developments abut a residential zone.

- June 13, 2013

7:30pm Correspondence and minutes

7:40pm Site Plan Review—Charter Brothers 27 Main Street