

Planning Board Jan. 24, 2013

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

Others Present: Chris Aslin, Karl Dubay, Norman Lee, Dennis Quintal

Minutes

The minutes of January 10th were reviewed. Chris made and Chip seconded a **motion to approve the Jan. 10, 2013 minutes as written**. Chip abstained. The motion **passed**.

Correspondence

- From Dennis Quintal, dated Jan. 24, 2013, regarding the Monarch Village project
- Email from Doug MacGuire to Karl Dubay sent Jan. 23, 2013
- Email from the Heritage Commission regarding updating the Master Plan
- Email from Karl Dubay to Dennis Quintal sent Jan. 22, 2013
- Training to be held in Manchester on April 16. Cost is \$349.00
- RPC-list for regional transportation projects. Sidewalks in Danville are slated for construction in 2028
- Town and City, Jan/Feb 2013 edition

2013 Warrant Articles

Barry explained the notice for the public hearing for the proposed Warrant Articles may not have been noticed correctly in the newspaper. After a discussion with Peter Loughlin it was decided it would be best to withdraw all the proposed amendments to the Zoning Ordinance in order to avoid possible future conflicts leading to litigation. Barry said he would step down as Chair; however, the Board agreed he should not, stating we succeed and fail as a team. It was agreed to amend the Board's contribution to the 2012 Annual Report.

Master Plan updates

There were no updates to the Master Plan in 2012. The Heritage Commission has requested an update to their portion of the document. Barry suggested someone updating the workforce housing portion. Chip will work on the Capital Improvement Plan and will enlist the aid of the Conservation Commission to update the Wildlife chapter. Chris said he is working on updating the Site Plan and Subdivision Regulations. He requested the aid of the Monarch Village engineer who has mentioned some inconsistencies within these town documents. The Conservation Commission will be asked if they can update the conservation portion of the Master Plan.

Monarch Village-stage 2 site plan review

Karl Dubay explained a conversation he had with Dennis Quintal. Mr. Quintal was updated on the new design; some of the previous drafts were also mentioned to Mr. Quintal. They are continuing to work on the stage 2 review. Mr. Dubay said they still need to work on the yield package.

A right-of-way, avoiding wetlands, can be shown on the map to the abutting property to the south. Barry reminded them the ROW doesn't have to be built, it merely needs to be shown that it is possible. When a road is accepted by the town, the ROW is typically deeded to the town also.

Mr. Dubay said they will be staking out the leech fields and digging additional test pits. The plans are being prepared for Mr. Quintal to review for conformity with all ordinances and regulations, and to review from a general engineering perspective. Chris asked Mr. Quintal to also let this Board know if he sees anything that is inconsistent within the town regulations.

Barry told Mr. Dubay that if there is something from an engineering standpoint that makes sense for this particular property but doesn't quite meet the regulations, to please consider asking for a waiver.

The traffic study was mentioned and that it was calculated using 60 units in the development. Mr. Dubay will give this report to Mr. Quintal.

The road profile was explained briefly. The default speed limit for secondary town roads, set by the Board of Selectmen, is 25 mph. The RSA default speed limit is 30 mph. The road as shown is 24' wide with a 30' setback to parking and all buildings.

There was a discussion about the placement of buildings, road layout, septic design, and drainage. Mr. Quintal suggested that moving some of the structures could alleviate the need to conduct more test pits. Siting the structures differently may effect where the septic systems are placed. Mr. Quintal reminded the applicant the test pits don't have to be done before the drainage. Mr. Dubay agreed the leech beds could be smaller and placed more toward the west.

Chip asked about water supply plans. The well radii are shown on sheet 9. The first phase of construction will have its own well package shown on the plans. They plan to work with Lewis Engineering and DES regarding these.

The historic structure was discussed briefly. Mr. Dubay said they will need a variance for it. They want to put the driveway access in the back. It is unknown if there is a septic plan for this or if the residence relied on a cesspit. Mr. Dubay said they have discussed having one apartment in the existing home.

The wetland impact was mentioned. They estimate less than 3000 square feet of impact total. Mr. Dubay explained the catch basins in front of the buildings. They are still looking into how to treat the water. Chris suggested level spreaders.

It was pointed out the plans need to show lighting, snow storage, and trash collection. Pads for trash cans or dumpsters as well as mailboxes can be put on the plans.

It was agreed that Mr. Quintal's presence at the meeting is helpful but not required. Chris suggested the Board offer a letter of support to the ZBA if they request a variance hearing.

Other Business

Mr. Quintal asked for clarification of how he will be paid. He said typically a peer review account fund is set up with the town to which the developer will deposit the retainer and other funds as necessary. These are withdrawn by the town to pay the engineer. He said this allays the suspicion that the reviewing engineer is working for the developer. If the applicant pays the developer directly, an abutter may argue favoritism. A retainer check has already been issued to Mr. Quintal from the applicant.

This will next be discussed on February 14th at 7:40pm.

At 8:45pm Chip made and Chris seconded a **motion to adjourn**. The motion **passed** unanimously.

Respectfully submitted
Janet S. Denison

Agenda for Feb. 14, 2013

- 7:30pm Correspondence and minutes
- 7:40pm Monarch Village Stage 2 Site Plan review
properties owned by Elizabeth A. Rogers Revocable Trust of 1994, 97 Sandown Road, Tax Map 1, Lot 32, and Norman and Lisa Lee, 185 Sandown Road, Tax Map 1, Lots 26, 41, and 42. This is to discuss a multi-family site plan on approximately 15 acres, with approximately 120 acres of covenanted open space.

Agenda for Feb. 28, 2013

- 7:30pm Correspondence and minutes
- 7:40pm Hoyt-Clydesdale Drive subdivision & excavation/restoration
property owned by Al Hoyt and Sons, Inc., Tax Map 4, Lot 28
- 8:30pm Ruth Griffin subdivision-waiver request discussion Review of conditional approval outstanding items;
Subdivision Regulations waiver request: III.D.3.b.11; III.D.3.b.12; III.D.3.c.14; III.D.3.c.17