

Planning Board
Sept. 10, 2015
7:30 pm

Members Present: Barry Hantman-Chairman, Chip Current, Haeyoon Jacobus, Chris Smith, Chris Giordano-Selectmen's Representative, Janet Denison-clerk

Excused Members: Roger Whitehouse

Others Present: Doug MacGuire, Charlie Zilch, Wayne Brown

Minutes

The August 27 meeting minutes and September 6, 2015 site walk minutes were reviewed. Chip made a motion to accept the minutes as written. Upon further review, two amendments were made and Chip withdrew his motion. Chip made and Chris G. seconded a **motion to accept the August 27, 2015 minutes as amended**. The motion **passed** unanimously. Chip made and Chris G. seconded a **motion to accept the September 6, 2015 minutes as written, pending the addition of one person's name**. Chris S. abstained. The motion **passed**. Barry explained that a site walk is conducted when applications are reviewed by the Board. Often the Board gains a greater understanding of sight lines, distances, etc. when seen in person.

Correspondence

- Project plan from NH DOT, for projects scheduled into 2026; public hearing dates and times
- Town & City, Sept/Oct edition

Barry reminded the Board that it is Warrant Article season and there are a few items that the Board should address. Chris G. said he will work on the changes to the open space requirements. There was a short discussion about the current requirements and that they were written due a developer who proposed odd-shaped lots. The calculations as presently written make it more difficult to draw odd-shaped lots.

Site Plan application for Cotton Farms MHP, LLC. This is to remove the two existing four-unit apartment buildings located at 41 and 42 Beatrice Street, known as Tax Map and Lots CF-H and CR-J, and construct two six-unit two-story apartment buildings within the same footprints.

Barry explained there was a problem with the legal notice and this hearing will be continued to September 24th at 8:30pm.

Excavation Permit Renewal

Previously granted to Hoyt Realty, for the site located off Clydesdale Drive, known as Tax Map and Lot 4-28.

There was a brief discussion about the previous meeting and that conditional approval had been granted. The letter stating the owner's name change was given to the Board. David Hoyt is still the owner of the property but the name has changed from Al Hoyt & Sons, Inc. to Danville Rock Revocable Realty Trust. Chip made and Chris G. seconded a **motion to grant final approval**

for the excavation/reclamation plan formerly known as the Hoyt Gravel Pit. The motion **passed** unanimously.

Preliminary Discussion with the Dubay Group regarding Map and Lot 4-46

Doug MacGuire introduced himself and said he reviewed the extensive notes from Mr. Carideo who attended the previous meeting. The plans were changed to reflect the new right-of-way and cul-de-sac requirements. Mr. MacGuire said the gravel and pavement depths have been changed and the building sites have been adjusted.

Mr. MacGuire points out the access to the parcel to the south. The ROW is in the southeast corner. The open space calculations are well over the stated requirements. There will be 83% total open space with 20% of it wetlands.

Barry explained the ROW to abutting parcels is to assuage any potential future planning issues.

Mr. MacGuire was asked about the road, especially the service road to the well house. He explained the road will be public and the service road is drawn off of the last driveway to allow future development of the ROW that continues to the parcel abutting to the west. The service road is also situated where it is due to the grading. Chris G. suggested there may need to be an easement to the well house.

The condos will be privately owned with the land owned by the association. There was a discussion about trash pick-up and mail service. The developer has decided that each unit will have its own mailbox and curbside trash pickup. This will be clarified with the developer. They may need to speak with the Selectmen about the trash. Mr. MacGuire was told to review the new requirements for curbside mailboxes.

There are three parking spaces per unit: two in the driveway and one in the garage. The building elevation will need to be added to the plans. It is proposed that each unit will be two bedrooms with the master bedroom downstairs; another bedroom and study will be upstairs. The garage will be at grade with a full basement. The units will be side by side.

There was a short discussion about showing snow storage on the plans. Even though this is not planned to be a commercial operation, it will be ok to have a note regarding snow storage on the plan. This plan will be reviewed against both the Site Plan and Subdivision Regulations. Haeyoon said the condo docs could be written in such a way that it prohibits one entity from purchasing several units.

The discussion was opened to the public. Wayne Brown of 27 Meadowlark Lane asked about the ROW to the property to the south. It was explained this is a paper road and leaves the possibility for future development.

The plan has not been sent to the town engineer yet. Barry said it will be helpful to have his comments before the next meeting. Mr. MacGuire will need to meet with the Conservation Commission, road agent, and the fire chief.

Chris G. pointed out the detention basin “D” seems to be encroaching the ROW. This may require the grading to be pulled back. Mr. MacGuire was told he may need to show the new Eversource powerlines that have been built. He noted there is only one wetland impact. He briefly explained that Eversource is okay with the elevation and will obtain a letter from them stating this.

Other Business

Chip is still working on the Excavation Regulations. He hopes to streamline the regulations.

At 8:30pm Chip made and Chris G. seconded a **motion to adjourn**. The motion **passed** unanimously.

Respectfully submitted
Janet S. Denison

Upcoming Agenda:

- September 24, 2015

7:30pm minutes and correspondence

7:40pm Stage 2 Subdivision application for Sapphire Woods, an open space condominium, Tax Map and Lot 4-46, off of Long Pond Road. This is a 72 acre parcel owned by LER Realty.

8:30pm Site Plan application for Cotton Farms MHP, LLC. This is to remove the two existing four-unit apartment buildings located at 41 and 42 Beatrice Street, known as Tax Map and Lots CF-H and CR-J, and construct two six-unit two-story apartment buildings within the same footprints.

9:30pm Subdivision application for Caleb Corners II, a 10 lot single family home subdivision, off a road to be known as Rookery Lane, parcel known as Tax Map and Lot 1-45-15

- Waiver request for a reduction in the Engineer Review Fee