

Planning Board
Jan. 28, 2016
7:30 pm

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

Excused Members: Chip Current

Others Present: Charlie Zilch, Charlie Lucas, Norman Collins, Kelly Arsenault, Cynthia Lavash, Paul Fuller, Sheila Suleski, David Drowne, Robert Meaney

Minutes

Chip made and Chris G. seconded a **motion to accept the January 14, 2016 minutes as written**. Roger abstained. The motion **passed**.

Correspondence

- From NHDES, dated Jan. 25, 2016 regarding the alteration of terrain for Sapphire Woods
- Draft Letter of Credit from Haverhill Bank for Eastern Materials and the gravel pit at tax map 4, lot 28
- From Unitil, dated Jan. 25, 2016 regarding the project off of Route 111
- From Dennis Quintal, dated Jan. 27, 2016 regarding the project off of Route 111
- From TFMoran, dated Jan. 28, 2016 addressing comments from Dennis Quintal
- From NHDES, dated Jan. 14, 2016 regarding the wetlands program permit application. This will be forwarded to the Conservation Commission.
- From NHDES, dated Jan. 25, 2016 regarding the subdivision off of Long Pond Road. This will be forwarded to the Conservation Commission.
- Town and City, Jan/Feb 2016 edition
- From Bruce Gilday, dated Jan. 11, 2016 regarding the subdivision off of Long Pond Road
- From Dennis Quintal, dated Jan. 19, 2016 regarding the Cotton Farm site plan

Unitil project along Route 111, site plan review

Nick Golon and Jake Dusling introduced themselves as engineers with TFMoran and Unitil respectively. They explained the proposed new line will run from approximately Mill Road in Kingston to Route 111A in Danville. This will improve reliability by creating two lines serving the residents. The redundancy will allow for one line to supply power while the other is being repaired.

They have met with the Board of Selectmen who told them to see the Planning Board regarding a possible site plan review. They have requested a conditional use permit from the Selectmen and have met with the Conservation Commission. Due to a preliminary discussion with this Board, some changes have been made to the plans and have reduced the wetland impact to six square feet. They were advised to see the Conservation Commission again to apprise them of the change, even though this is a reduction in the amount of impact. The project is wholly within the limited access right-of-way for Unitil.

The abutters list was verified and everyone had been notified. Chris G. made and Roger seconded a **motion to accept the application**. The motion **passed** unanimously.

It was explained that this is a new line. Some new poles will be constructed. The new poles will be in Kingston and at the 111/111A intersection. These will be wood poles, a little taller than what is there currently, and will have a larger girth. This will accommodate two circuits: one from Eversource and one from Unitil. The new poles in Danville will replace existing poles.

There was a discussion about putting the lines underground. The cost to have the entire project underground is estimated to be about \$4.5 million. To accommodate just the intersection the estimate is about \$200k. which would be too high. Mr. Golon explained that the reliability and cost effectiveness of burying the line around and near the intersection. It was decided that if it is too costly, Unitil will spend the money on other projects. Mr. Golan said he felt the new design is in line with the request to reduce the visual impact. No new crossing is being introduced and it reduces the wetland impact.

The work will allow the trucks to stay on the shoulder. Work plans have been included. While construction is going on, some lane closures will occur. This is being reviewed by the NHDOT. Construction is expected to take place over 6-8 weeks, beginning in May. The poles have been relocated to accommodate the proposed construction on the south side of Route 111.

The two wetland impact areas were discussed. Each is about 3' square and is detailed on the plans. The project requires bonding with the NHDOT. Silt socks and other erosion controls will be used. The only signs to be placed on the poles will be the identification labels.

The letter from Dennis Quintal was reviewed. The only outstanding items (numbers 3, 6, and 9) resulting from this review are as follows:

1. An updated detail drawing in 20 scale will be included in the plans.
2. A note regarding blasting will be added.
3. A note regarding pole specifications will be added.

Sheila Suleski asked about what will happen in a power outage. It was explained that if the line needs to be repaired, the other line will not automatically be engaged. A truck will have to be dispatched to make the repairs, but there will a line to supply power while the other is repaired. This will reduce the overall time residents are without power. The new line being proposed is more robust and it is anticipated there will be fewer outages.

There were no other questions from the public.

Barry read sections 27 and 29 from the Site Plan Review Regulations. It was agreed a waiver is not necessary for section 27, but a waiver will be needed for section 29. They will need to state the reasoning for the waiver request and any mitigations and justifications. It was agreed to continue the discussion on February 11 at 8:30pm. It was agreed that a site walk is unnecessary and they were reminded to speak again with the Conservation Commission. The updates will need to be sent to Dennis for his comments.

Site Plan application for Cotton Farms MHP, LLC

This is to remove the two existing four-unit apartment buildings located at 41 and 43 Beatrice Street, known as Tax Map and Lots CF-H and CF-J, and construct two six-unit two-story apartment buildings within the same footprints. Roger and Barry excused themselves from the table and sat with the audience. Charlie Zilch introduced himself and explained the scope of the project. Buildings at #41 and #43 Beatrice Street will not need a site review. A variance has been obtained to construct one four-unit at #47.

Dennis's letter from January 19th was reviewed. It was noted the Conservation Commission has reviewed and accepted the proposal and the ZBA likes the idea of reducing the impervious surface in and near the wetland buffer. The proposal represents a 56% reduction of impervious surface. Mr. Zilch was asked to note this on the plan.

After a short review, Mr. Zilch was told the Board may or may not require more treatment areas. He was asked to note the specific maintenance required for the retention areas. It was agreed to continue the discussion on February 25th at 7:40pm.

There were no comments from the audience.

Lot line adjustment for KDRM, LLC

This is regarding properties at 79 and 97 Sandown Road, known as Tax Map and Lots 1-32 and 1-32-1. David Drowne and Robert Meaney introduced themselves as the owner of the property at 79 Sandown Road. Peter Thornton signed the application as owner of lot 1-32-1.

The Selectmen had recently allowed this lot to be unmerged, making four parcels total. The abutters list was reviewed. Chris G. made and Roger seconded a **motion to accept the application**. The motion **passed** unanimously.

The acreage of the lots was discussed briefly. It was noted that the distance from the existing home to the new proposed line to the west will need to be noted in order to confirm compliance with zoning. Also it will need to be confirmed that the lots are buildable. The signature block will need to be in the bottom right corner. Septic and well radii will need to be shown on the plans.

Oscar Bowley asked about a deeded right-of-way that goes from his father's land to this property. There are no proposed changes to the shared lot line. There is a potential that the larger lot will be subdivided.

It was agreed no site walk is necessary. Chris G. made and Roger seconded a **motion to close the public hearing**. The motion **passed** unanimously.

The following conditions were discussed:

1. Show the septic and well radii
2. Indicate the distance from the existing structure to the new lot line on the west
3. Submit the correct recording fees to the Town

Chris G. made and Roger seconded a **motion to grant conditional approval for the lot line adjustment with the three conditions**. The motion **passed** unanimously.

It was explained that if any of the conditions cannot be met satisfactorily, the conditional approval will be withdrawn.

At 8:40pm Chris G. made and Roger seconded a **motion to adjourn**. The motion **passed** unanimously.

Respectfully submitted
Janet S. Denison

Upcoming Agenda:

- February 11, 2016
 - 7:30pm minutes and correspondence
 - 7:45pm Hoyt to Eastern Materials gravel pit
 - 8:30pm Minor Site Plan application: new poles for Unitil along Route 111-postponed
 - 9:15pm preliminary discussion with Niranjan (Nima), new owner of the Danville Market
- February 25, 2016
 - 7:30pm minutes and correspondence
 - 7:40pm 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.
- March 10, 2016
 - 7:30pm minutes and correspondence
 - 7:45pm Minor Site Plan application: new poles for Unitil along Route 111