

**Planning Board
March 12, 2015**

Members Present: Barry Hantman-Chairman, Chip Current-Vice Chairman, Josh Horns, Roger Whitehouse, Haeyoon Jacobus, Chris Giordano-Selectman's Rep, Janet Denison-clerk

Others Present: Doug MacGuire, Paul Carideo, Dennis Quintal, Mary Ann Distefano, Daniel Calef, Bruce Caillouette, Robert Loree

Minutes: The minutes of February 26, 2015 were reviewed. Chris made and Haeyoon seconded a **motion to accept the February 26, 2015 minutes as written**. Josh abstained. The motion **passed**.

Correspondence:

- from GZA, dated March 6, 2015, work start notice for the PSNH right-of-way
- notice form a workshop: Eminent Domain from Start to Finish
- draft copy of the Regional Master Plan from RPC
- Town & City magazine, Mar/April 2015 edition

Stage 2 Subdivision Application for LER Realty, property located off Long Pond Road, known as Tax Map and Lot 4-46

Mr. MacGuire showed the Board the revised plans with a cul-de-sac reversion. Driveways are perpendicular to the road. He explained the layout of the lot lines and reversion is dictated by state law. The curve was offset to smooth out the radii, as shown on sheet 27 of the plans. He said the grades work with the two driveways and they are at least 50' apart. This area of the lot is fairly flat and the driveways shown are the standard 10' width. One shows a proposed turn-around stub for the convenience of the land owner. Barry said this is private land and the developer can discuss that with the land owner; it is not part of this plan. The lot to the north seems to have two driveways. One is a grassy strip to a detached garage. Barry said the road agent may not approve of a second driveway for one lot.

The cul-de-sac reversion plan will need to be filed separately. Bruce said he had no questions about the reversion plan at this time.

Mr. MacGuire said the swales are continued from the existing road. They may need a culvert if the drainage calculations require it.

A cistern is shown on the plans. This is adequate for the number of homes proposed and the distance to each lot. Barry said they will need to show the grading for the cistern. It was mentioned the cistern will be helpful to the residents currently on Meadowlark Lane.

Mr. MacGuire pointed out the well locations and radii on each lot have been corrected to be out of the roadway. There will be some well releases required for some lots. It was agreed a community well will be too costly.

The drainage plan is still being finalized. They are working with utility companies and have not made an appointment to speak with the Conservation Commission yet. This will happen when the drainage calculations are done.

It was noted the setback from abutting properties for the open space are labeled and the 100' buffer is maintained.

There was a discussion about the density calculations. Mr. MacGuire explained the three tests to achieve density:

1. The open space regulations—this plan has more than double the amount of open space required per the regulations.
2. Yield density—the plan shows 31 units with private septic systems, each lot having at least two dedicated acres, 50% of the lot is upland.
3. Open space calculation procedure—Mr. MacGuire said this is more complicated. If you start with the gross area, then subtract the easement and utility, this only allows for 26 units.

Mr. MacGuire said they meet the first two criteria, but not the third. He postulated that this Board did not consider a lot having so much utility easement. They will need at least 10 acres more to meet the third criterion for the 31 lot density calculation. They have been speaking with abutting property owners to see if they can purchase the extra acreage. They are also aware they can speak with the Zoning Board. If they cannot purchase extra land or if the ZBA variance is denied, they will decrease the density to 26 lots. Chris said the hardship is the size of the easement. Barry, Chip, and Chris agreed that when this section of the regulation was written, they were not thinking a lot would have an easement of this size.

There was a discussion about building in phases. The first phase would consist of 12 homes on the north end of the proposed extension of Meadowlark Lane. The Board and Mr. MacGuire briefly discussed bonding the entire proposed length of the road. If the north section of the new road is built as phase 1, there is a limit of 1500' and the end will have to be built as a cul-de-sac. This will require phase 2 to incorporate a cul-de-sac reversion. Barry said this board could review a request for a temporary turn-around rather than a cul-de-sac, but that will be up to the developer to propose.

Dennis Quintal, the town engineer, cautioned that the road will need at least a basecoat before any structure is given a building permit. Barry also said that zoning could change between phase 1 and phase 2. Bruce Caillouette asked what that section of the road will be called if it is built and it does not connect to Meadowlark Lane. He said the town cannot have two streets with the same name.

There were no other questions from the Board or the public at this time. Mr. MacGuire said they will work on items discussed tonight. They will continue to discuss either purchasing land from an abutter or seeking an audience with the ZBA. He did not believe there will be much to discuss in two weeks' time. It was agreed to continue the discussion on March 26th at 7:40pm, in order to update the Board.

Subdivision Regulations

The Board discussed the Subdivision Regulations with the town engineer and road agent. The plows only plow road, not gravel strips, during the winter. This allows the snow banks to be pushed back later when another storm is anticipated.

It was suggested that mailboxes should be placed to the left of the driveway. This allows the driver exiting the driveway a better line of sight, assuming the snow is removed from around the mailbox.

The road agent explained how snow is plowed in a cul-de-sac. He said he would prefer repairing the middle of a cul-de-sac rather than a resident's lawn if it is damaged by a plow. He also prefers that water drain to the center of the cul-de-sac.

There was a discussion about the preferred radius of the cul-de-sac. Currently the regulations require an adequate size and the town engineer did not think this needed to be increased, although the road agent said a bigger cul-de-sac is easier to maintain. It was agreed a gravel strip on the inside is low maintenance. A larger cul-de-sac reduces the amount of usable land to a developer.

It was explained that most roads in town are 24' wide. Kingston Road is 22' wide and Johnson Road is 17' wide. It was agreed that the right-of-way should be widened to 60'.

The Board can ask for a drainage easement when reviewing a lot line adjustment or similar application.

There was a discussion of the pitch of the road and the safety of vehicles traveling on different roads at different pitches.

At 9:40 Josh made and Chip seconded a **motion to adjourn**. The motion **passed** unanimously.

March 26, 2015 Agenda:

- 7:30 pm Election of Board Officers
 Correspondence and Minutes
- 7:40pm Stage 2 Subdivision Application for LER Realty, property located off Long Pond Road, known as Tax Map and Lot 4-46
- 8:15pm discussion with Steve Haight—Eversource tap yard
- 8:45 pm review of Subdivision Regulations