

Planning Board February 26, 2015

Members Present: Barry Hantman-Chairman, George Manos, Roger Whitehouse, Haeyoon Jacobus, Chris Giordano-Selectman's Rep

Members Excused: Chip Current-Vice Chairman, Josh Horns, Janet Denison-clerk

Others Present: Doug MacGuire, Paul Carideo, Steve Woitkun, Wayne Brown, Gary Lavallee, Robert Loree, Dave Collins, et al

Minutes: The minutes of February 12, 2015 were reviewed. Chris made and George seconded a **motion to accept the February 12, 2015 minutes as written**. The motion **passed** unanimously.

Correspondence: The Source-winter 2015 edition

Other Business:

Bruce Caillouette will attend the next scheduled meeting to discuss cul-de-sacs in regards to the proposed revisions to the Subdivision Regulations. Chris updated the Board on his discussion with the town engineer. The discussion included a question about whether or not to keep the definition for the soil scientist or to add the word "certified." It was agreed that it will remain as written.

Chris explained briefly to the Board that stormwater calculations are done through soil mapping and topography. This does not require someone to physically visit the property. When a septic plan is designed, soils test are done and this information is compiled with the state.

Dennis Quintal has been invited to speak with the Board at the next meeting regarding the functionality of curbs, maintenance costs, etc.

Chris explained the calculations used for the cul-de-sac are correct and that the gravel strip replaces the grass strip. Barry suggested that it be reworded for clarity. Chris suggested increasing the right-of-way (ROW) from 50' to 60'. A smaller ROW has allowed people to fill in swales on the side of the road.

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

Barry explained this is a stage two application, not the final. During this stage the details are reviewed and close to being finalized. An applicant can ask for final approval at the end of a stage three application. The abutter list was checked and found to be complete.

Doug MacGuire explained the history of the application. The property was first proposed as a commercial paintball recreational facility. The current subdivision was first proposed as two separate roads: extending Meadowlark Lane and another street to be built off of Long Pond Road further north. Feedback from this Board indicated the desire to connect the two roads, which is represented with this application.

Mr. MacGuire explained that this proposal shows 31 house lots, each lot being prototypically graded. The houses represented are approximately 28x36 or 2500 square feet. These could be up to 3000 square feet with a drive-under garage. The road is estimated to be 3800' in length. This is an increase from the 1900' in the prior plans. There is approximately 57% open space.

No waivers are requested at this time. There were no questions about the application from the Board or the abutters. George made and Roger seconded a **motion to accept the application**. The motion **passed** unanimously.

The plans have not been sent to the town engineer yet. The escrow has been established. It was suggested that the applicant speak with the town engineer directly, including giving him the plans.

The proposed road connects Long Pond Road to Meadowlark Lane. Mr. MacGuire explained the plan shows the cul-de-sac remaining as-is. This is due to a previous discussion involving the abutters who expressed the desire to keep the cul-de-sac. Chris said the cul-de-sac reversion is required per the subdivision regulations to alleviate the winter maintenance costs and traffic confusion that would otherwise occur. The land will revert to the abutters. Mr. MacGuire said he will speak with the property owner and the plan can be modified to show the reclamation or they will request a waiver.

The yield plan is shown on sheet 40. The calculation was made with multi-family units, each building having at least eight acres with at least 50% upland soil. The town engineer will be asked to review and confirm this.

It was noted the well radii are in the road and on other people's property. Chris explained the town regulations require the wells not be in the road. A well release is also needed if the radius will be on abutting property. Open space can be used as part of the well radii, but the road will revert to the town and cannot be used for well radii. Chris further explained the wells have to be contained within the property boundaries.

The plan calls for deeded open space. This will be deeded to the residents in common.

The application proposes 9400 square feet of wetland disturbance, as outlined on sheet 11. All of the impacts are required for the ROW. There will be four wetland crossings with culverts. They have been analyzing the flow in order to size the culverts properly. Each of the areas is more of a natural drainage collection area that will need to be properly routed. None of the crossings is large enough to warrant a bridge.

There are two 50' ROWs shown on the plans, one each to the properties on the west and south. The town road standard has been observed, which is a 24' width.

There was a short discussion about the PSNH easement. It is 280' wide. Several calculations and checks are made when calculating density. Mr. MacGuire said they are well within the limits for the first two checks but the third subtracts utilities. Assuming the entire easement is

taken out of the development, the total lot yield is 26. He explained the increased road length, due to connecting the previously proposed two cul-de-sacs, will incur additional costs, almost doubling that from the prior design. He said they hope to acquire additional lots to justify the additional costs for the roadway. Chris said the lot owner was probably already compensated for the rights to cross a property. Mr. MacGuire said the development isn't overly dense; they have a lot of road and good size lots and they feel they are meeting the intent. He said they may speak with the Zoning Board. Chris said he has no problems with the layout in general of this proposal, but there are many things yet to discuss.

George asked about a traffic analysis. This has not been done yet, but Mr. MacGuire explained that 31 lots are considered low volume. A single family home will generate 10 trips per day on average, making this subdivision equal about 310 trips per day. The state considers anything under 450 trips per day a very low volume. Barry stated this Board may ask for a traffic study and this will be discussed with our town engineer.

Mr. MacGuire said this meets the 100' setback requirements for a cluster development. They plan to have an association. Barry said the association documents will need to be reviewed by or town attorney.

There will be underground utilities. It will be discussed later what access points will be utilized for construction. There will be a road bond for the connections to Long Pond Road and Meadowlark Lane.

It was noted there are options with interior lot lines. Mr. MacGuire said these will be fee simple lots and all lots have access to the open space. He said the roadway lays out nicely with platforms averaging 4% and a maximum of 5%. All test pits have been done as required per the regulations and have been witnessed by the health officer.

They have started the drainage calculations but don't have all the data yet. They are promoting an open drainage concept, promoting sheet flow and recharge. Some culverts will be under driveways. All of this data will be sent to the town engineer.

A letter from the property owner has been previously sent to the office to be added to this application, stating the Dubai Group can act as the agent.

There were no more questions from the Board and the meeting was open to the public for questions.

Steve Woitkun, Fire Chief: Chief Woitkun asked what fire protection precautions are being proposed for this development. He had previously reviewed the plans and did not see cisterns on the plans. Mr. MacGuire said they will make an appointment to meet with the Chief to discuss the plans. Barry said the Board will need to see what those plans.

Comments from Wally Fries, 245 Long Pond Road as presented by a neighbor: Mr. Fries is concerned with the traffic that will occur along Long Pond Road, the property values, and had questions about the septic and sewer impact to Long Pond. He is concerned with the excessive

nitrogen and phosphate from the fertilizing of lawns. Barry explained the applicant needs to demonstrate from the drainage calculations that runoff will be the same or less than what is there currently. This property does not abut the pond directly. The town may require a bond for the pond itself but this will be determined after speaking with the town engineer. There currently are no plans to upgrade Long Pond Road and the alteration of terrain permits are being obtained from the state. These permits require an additional level of treatment above the town criteria and the applicant is responsible for this.

Wayne Brown, 27 Meadowlark—Mr. Brown asked about the difference between a stage 2 and stage 3 application and these were described. The reversion plan for the cul-de-sac will be part of the plan prior to approval. Barry said the abutters have some input to a degree, however, part of what gets approval is determined by state law. The additional land that reverts to the abutters after the cul-de-sac is removed will be added to the assessment of the properties and this is determined by state calculations. Mr. MacGuire said he'd be happy to share this information in advance when they get to that part of the plans.

Gary Lavallee, 208 Long Pond Road—Mr. Lavallee said a bridge on Long Pond Road is about to collapse and the town has consistently voted down raising the funds to repair the culvert underneath. It was pointed out that the bridge is not near the construction site and it is unclear if the town will require bonding for that bridge. It was explained that a bond works such that before the bond is released, everything is inspected. The current conditions are also considered before a bond amount is set. Mr. Lavallee said if the bridge collapses, the road becomes a dead-end. Barry said there is a warrant article this year to raise funds to repair the bridge and this is high on the priority list for the road agent. Replacing the bridge is the town's responsibility, not the developer.

197 Long Pond?—This resident asked if the Board will consider a traffic analysis. Mr. MacGuire said they will see what the town engineer suggests. Barry pointed out that Long Pond Road is the same width as Main Street and he can't imagine the traffic study will indicate the road can't handle the additional traffic.

Robert Loree, 222 Long Pond—Mr. Loree said this development seems too dense and out of character for the town. Barry said the town typically has two-acre house lots but the town voted to allow cluster developments. This type of development puts the buildings closer together on smaller lots, which then allows for more open space and preservation of the woodlands. Colby Pond is an example of a cluster development. However, the regulations have been changed slightly since that development was built. The new regulations allow for more contiguous open space and overall better design.

215 Long Pond—This resident asked about the time frame for the development. Barry explained this can be driven by market conditions. Mr. MacGuire said a preliminary analysis of the market has been done and they plan to start building as soon as they receive final approval. It is too early to say when that will be or how many homes can be built immediately. At this point, the proposal is for one person to build the lots and they will not be sold off individually. Hours for construction can be required by the Planning Board. Barry also said the distance from existing

roads are driven by the setbacks and the cluster allows for the structures to be further from the property lines than a conventional subdivision.

Lisa, daughter of Ron Peverly, 63 Pine Street—Speaking for her father who could not attend, she asked about the proposed ROW to the abutting property to the west. It was explained the developer typically doesn't want to spend the money to clear trees on a ROW if they don't have to. A ROW is required so a parcel is not landlocked and is open to future development. The open space on the subject property has to be left in its natural state. Each house lot can be cleared to the lot line. Mr. MacGuire said they do not plan to clear cut each house lot.

Dave Collins, 151 Pine Street—It was explained that residents can't harvest timber from open space.

There were no more question from the public at this time. Barry said they will need to speak with the Conservation Commission and the Road Agent, in addition to the Fire Chief and Town Engineer. It is up to the audience to keep up with when the hearings will continue. One certified letter is required at the beginning of the hearings.

It was agreed the hearing will continue on March 12 at 7:35pm. The Subdivision Regulations will be discussed afterward. Barry asked Mr. MacGuire to bring in updated plans, if possible, as soon as they are available, allowing residents to view them before the meeting.

It was mentioned that a portion of open space can be donated to the town for use as a park or other recreation. This probably won't affect the open space calculations. There are still questions about the lot yield and the utility easement.

Barry pointed out that the plans have included a sheet of Zoning Ordinance cross references.

There was a brief discussion about the fire suppression ordinance. Barry explained that a previous citizen's petition left the Zoning Ordinance in a very weird state. Advice from town counsel was that requiring certain types of fire suppression may be frowned upon, given the town vote regarding sprinklers. Mr. Loughlin said he did not feel we could enforce the other pieces of the ordinance regarding fire suppression. It was agreed Mr. Loughlin's input is simply that, and all advice will be considered.

Chris briefly explained the calculations for cul-de-sacs in regards to the subdivision regulations.

Chris made and George seconded a **motion to adjourn**. The motion **passed** unanimously.