

**Planning Board**  
**Aug. 27, 2015**  
**7:30 pm**

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

Others Present: Paul Carideo, Charlie Zilch

Minutes

The July 25, 2015 minutes were reviewed and one change was made. Chris G. made and Chip seconded a **motion to accept the July 25, 2015 minutes as amended**. The motion **passed** unanimously.

Correspondence

- A request from the Selectmen regarding the sale of Map and Lot 3-131-B to an abutter. The only comment from the Board was to consider having the town retain easement rights for drainage.
- 2014 Annual Report for Rockingham County Conservation District
- Supply Lines with the Source, summer 2015 edition
- Notices from Bedford and Stratham regarding public hearings for telecommunications towers
- From Civil Construction Management, Inc:
  - Dated August 27 regarding the excavation regulations. These will be reviewed at a later date this year when the agenda is light.
  - Dated July 30 regarding the Caleb Corners II subdivision application
  - Dated August 12 regarding the Hoyt gravel pit

Barry reminded the Board that it is Warrant Article season and there are a few items that the Board should address. He had spoken with Chief Woitkun about cleaning up the section of the Zoning Ordinance regarding the fire suppression requirements.

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

Paul Carideo explained this property had been previously reviewed by other town committees. Chris G. stated that the drainage is addressed during the Planning Board's review of plans. A new plan has been made that incorporates 13 duplex style homes, making a total of 26 units. Mr. Carideo explained that compared to the prior plans, this plan uses less road and a smaller footprint. Each building will have its own septic system and there will be a community water system. The road will be built to town standards.

It was pointed out that the right-of-way has increased to 60'. The pavement width is the same but the specifications, material, and inspection process have changed. Mr. Carideo was told to also look at the new regulations regarding cul-de-sacs.

There will be a condo association with accompanying documents. Also a gravel road will service the well pump house. There will be a large grassy area suitable for the residents to play Frisbee or catch.

The plan is to market these as two-bedroom units, with septic areas for three bedrooms each. The slopes have a 3:1 grade and the existing trail into the property will be utilized. This minimizes the wetland crossings needed for the site.

The road elevation is acceptable to Eversource. A written approval letter will be obtained.

There was a short discussion of parking spaces needed per site. There will be three spaces per unit. There was a question of an inconsistency within the Site Plan Regulations section 22, Subdivision Regulations section V.7, and the Zoning Ordinance article IV.A regarding the number of parking spaces required per dwelling unit.

Mr. Carideo was asked to check on the ability to access open space from each unit and the access to abutting parcels. There was a short discussion about leaving paper roads to abutting parcels.

Mr. Carideo said this plan should not require any waivers or variances. The former plans looked at each home having four bedrooms. This plan reduces the number of overall bedrooms per unit. He was told he may want to look into different septic designs and to keep in mind that members of the Conservation Commission and Zoning Board may attend future Planning Board meetings. Mr. Carideo said this plan has areas at each unit for the septic design plus replacement systems. He is a licensed septic designer and is familiar with different systems.

A fire cistern is shown on the plan. This will be further discussed with the fire chief. The plan is to have it located on the right side of the road, allowing rescue vehicles east access without having to cross the new road into the development.

Other items noted at this meeting include: the need to show dumpsters or a note for trash pick-up; a note regarding snow removal, especially considering well access; the legal documents will need to be reviewed by town counsel; and a posted 25 MPH sign for the new road.

The plans will need to be given to the town engineer for his review.

There was a short discussion about whether the development will have dumpsters or have curbside pick-up through the town. This can be discussed with the Board of Selectmen. It is still undecided if there will be a central mailbox house for the development or if each unit will have its own box on its own site. This will need to be noted on the plans when the decision is made.

#### Excavation Permit Renewal

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

The letter dated August 12, 2015 from Dennis Quintal was briefly reviewed. The recommended amount for the escrow of \$1500.00 is acceptable to the Board.

Mr. Zilch reviewed the August 5, 2015 letter from Dennis Quintal. From the site walk, it was noted the detritus needs to be removed, the overdig on the east edge needs to be repaired, and the new utility poles need to be noted on the plans. Mr. Zilch will add a timeframe for the detritus removal. He pointed out the overdig is shown as corrected, and the two new poles have been noted on the plan with appropriate grading around them for support. One of the poles is in the excavation area.

Other items from the prior meeting have been addressed. This includes the updating of the phasing time frame and the granted waivers have been noted on the plans. The abutter list has been updated. Notes from Mr. Quintal have been addressed also. Mr. Zilch was asked to obtain a letter stating the property owner name has changed.

Chip made and Chris G. seconded a **motion to grant conditional approval on the plan based on the need for the letter noting the change in the company name.** The motion **passed** unanimously.

Mr. Zilch was asked to keep in mind that conditional approvals expire.

Chip made and Chris G. seconded a **motion to grant the excavation permit for Danville Rock Revocable Realty Trust for this plan.** The motion **passed** unanimously.

These plans will not be recorded. Paper copies will be signed at the next meeting.

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

It was noted this is probably the longest timeframe for subdivision completion in town. The overall plan was first presented to the Board about 20 years ago. Mr. Zilch explained the development is fully constructed except for two lots and this particular street. The proposal is for 10 single-family homes on a 24 acre parcel. The road is to be named Rookery Lane. The hold-up for this particular phase was the wetland crossing; it was too extensive and expensive to finish at the time.

Mr. Zilch pointed out the state approvals are still in place for the septic approvals. The town subdivision approval had expired but Mr. Zilch said he believes it still meets the Zoning Ordinance and Subdivision regulations. He was told the roadway design has been affected with the recent updates. The open drainage layout on this roadway will probably change slightly.

It was confirmed that all the abutters had been notified. Chris G. made and Chip seconded a **motion to accept the application.** The motion **passed** unanimously.

Mr. Zilch said he will review the road width requirements and revise the plan as needed. It was agreed to have a site walk on September 6 at 8am. The Conservation Commission will be invited; the public is welcome to attend as well.

The waiver request for a reduction in the engineer account was reviewed. Mr. Zilch will obtain a letter from Mr. Quintal stating his okay with the request. This will be discussed at a subsequent meeting.

Mr. Zilch explained the parcel is currently all forested except for the area near the road. He asked about the requirement for tree plantings and was told the current tree line can be incorporated into the calculation.

The parcel to the south is owned by the town. Mr. Zilch asked for the discussion to be continued in one month. It was agreed this will be continued on September 24<sup>th</sup>.

Other Business

Chris G. asked about the density calculations as currently stated in the Zoning Ordinance. He said this may be too restrictive and some developers may not want to build open space developments if the cost is too high. Chip said that the shorter road used for an open space development can keep the cost lower. This will be discussed with other potential warrant articles.

There was a short discussion about the Excavation Regulations. It was suggested that the town regulations can reference compliance with the RSAs and only specify the town's more restrictive requirements. An editable version will be sent to Chip for his review.

At 9:00pm Chip made and Chris G. seconded a **motion to adjourn**. The motion **passed** unanimously.

Respectfully submitted  
Janet S. Denison

Upcoming Agenda:

- September 10, 2015

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.

7:50pm Sign Excavation Permit and Excavation/Reclamation Plan for Hoyt Realty, for the site located off Clydesdale Drive, known as Tax Map and Lot 4-28

8:00pm Preliminary discussion with Doug MacGuire, the Dubai Group, regarding a subdivision off of Long Pond Road

- 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
  - o Waiver request for a reduction in the Engineer Review Fee