

PLANNING BOARD MEETING

3/15/89

7:45 PM

Present: R. Smith, Chairman
M. Keddy
C. George
R. Donald
S. Campbell - Rockingham Planning Commission
W. DiProfio
R. Marston
C. Boudreau - Deputy Building Inspector

- I. Received checks from J & L Cacciatore \$15.00 for abutters notice and \$35.00 for application.
- II. Steve Wilson for Hampshire Development (Stumpfield Road) presented response to Planning Board (attached) abutters. Ewald and Mr. & Mrs. Cotter had no further request or questions. The Chairman requested a vote. Subdivision was approved unanimously.
- III. The Planning Board was informed by Ray Donald that William DiProfio was the new ex-officio to the Planning Board and that Ray would be issuing a letter of resignation upon swearing in of DiProfio as Selectman.
- IV. Mr. Ewald, an abutter wish to make the record show that he was not notified officially of the proposed Corbett (107 & 108) subdivision. However, he did not object continuation of the hearing.

Mr. D. Lynch, representing the Corbett proposal, using and artistic lay-out. He addressed comments generated by D. Quintal (attached).

Mr. DiProfio informed the Corbett representative that due to safety consideration he could not be approved, as an individual, a street opening on Route 107. He encouraged Mr. Lynch to consider an alternative such as a cul-de-sac.

Ray Donald agreed with DiProfio. Mr. DiProfio suggested that the Planning Board could write a letter to the ZBA requesting a variance allowing a cul-de-sac due to safety concerns.

Mr. Corbett & Mr. Lynch were informed that the proposed driveway for lot 12 with easement cross lot 11 would also require a variance.

Mr. Lynch asked what impact fee would they be looking at. Mr. DiProfio explained the method used by the Planning Board to determine the fee (quoted Hampshire, K.V., and Flynn subdivisions).

A request was made to consider using the new cluster ordinances.

Mr. Lynch requested being placed on the agenda for next month. Next hearing April 19, 1989.

R. Donald mentioned that Planning Board send a letter to ZBA recommending the ZBA grant a variance for a cul-de-sac in the interest of public safety. Seconded by Keddy. Approved unanimously.

- V. Mr. Baisdel (Administrative Assistant to President of Needs Corp) addressed the Board. Seminole Point is interested in Rosenberg Property. They want an after care center. This would be a 14 day after care center for post 30-45 day hospital treatment. Population estimate 28-40 beds. They will comply with any public safety requirements. Staff size will be 40. They have one in Littleton - Seminole Point Clinic West Haven - called West Haven Clinic.

Regulated by Health and Human Services. Board expressed possible problems - interaction with neighbors and their property. Security is provided by them.

Board advised ZBA variance and Site Plan Review.

- VI. Mr. Charlesworth showed the Board an old plan to indicate his land on Route 107A. The Board advised that the State has new requirements for driveways and the Town has new ordinances which he can get from the Selectmen's Assistant.