

April 16, 1992

Members in attendance: Richard Smith, Sr., Chairman; Catherine George, Robert Marston, Melvin Keddy

Others in attendance: Stephen Bird, RPC; Amanda Rossi, Alternate; Deputy Fire Chief James Davis

The meeting was opened at 7:55pm.

Tim Bodwell Mr. Bodwell was present to discuss outstanding items regarding the subdivision of the Bodwell property. Outstanding items were:

- Bounds to be set and shown on the plan
- Driveway permits
- Fire pond

To get the mylar signed Mr. Bodwell must submit three paper copies and the mylar with all information recorded on them.

Scapicchio Subdivision Mr. Ron Pica stated that he had a full set of design drawings to discuss this evening. He noted the survey plan is missing as they are now working on the interior lot lines. He expected these to be complete by the end of next week.

Mr. Pica said some buildings were moved to accommodate the planned attached garages. Garages were suggested as additions by him to make the properties more marketable. Garages will be optional. Houses may be larger if buyers want to utilize the reserved garage space. All buildings will meet the setback requirements. Driveways may be altered if approved by the Planning Board.

The retaining wall design has been added to the plan and is included with the plans submitted for review this evening.

Deputy Fire Chief Davis checked the location of the two tanks. It was noted the second tank located at the Route 107 junction is an alternate should the hydrant not be installed at the pond at East Kingston Golf Course. It was noted there is still nothing in writing from Mr. Colanton agreeing to allow the use of this pond.

Mr. Pica said that notes referring to specifics were rearranged on the plan and all changes requested through Rockingham Planning Commission have been done. There will be two phases; with 19 units at the Andrews Road end and two units at the Route 107 end. The guardrail detail, alternate solution for the fire protection tank, and the road construction timeframe are shown on the plan.

A 100 ft. deceleration lane, located before the start of the driveway is shown on the plan. Proper site distance is maintained on Route 107.

Condominium documents have been submitted to Town Counsel and are being reviewed.

Mr. Keddy inquired if Mr. Colanton gave a letter allowing the hydrant to be placed at the pond.

Mr. Pica stated there was no letter, only by word.

There was discussion regarding the 100, 50 and 25 scale drawings. Included is the landscape plan which reflects the change of the location of the buildings to accommodate the space for garages on certain lots.

8:10pm - Amanda Rossi, Alt. arrived.

Road profiles are included. The fire pond detail is located here. Road cross-section plan, drainage detail, erosion devices, berm for retention ponds (dam) shown, and three treatment swales.

Retaining wall sections show a 6 and 10 ft. retaining wall detail. There will be steel reinforcing rods, weepholes, stone and fabric protection. The 18in. pipe will have additional reinforcement.

Sanitary disposal system was relocated because of the garages. There were also minor grade changes. There will be pressure pipe under the road, set three ft. under the road. It will be PVC pipe within cast iron piping. Some pipes will go under driveways and will be gravity feed, they will also be within cast iron pipes. The tanks will be changed from 4500 gallon tanks to a 3000 and a 1500 gallon capacity tanks because of economics.

Mr. Keddy asked what happens with regular maintenance if the Association goes bankrupt.

Mr. Pica did not have an answer.

Mr. Smith asked if the owners would mow their own lots.

Mr. Pica explained all driveways would be maintained by the Association, but doesn't know how the grass cutting is handled by the Association. The Articles of Association go to the Attorney General and the owner has to maintain the Association until 66% of the lots are sold. At that time the responsibilities are turned over to the Association members. This is also when the Association is turned into a corporation and election of officers is done.

Mr. Keddy outlined his concerns as they related to concerns with the KV Development project. He noted he has never heard of an Association meeting at that development and he also said he heard there are certain provisos of the deeds not being carried out.

Mr. Pica noted he is awaiting for well approvals and drainage approvals. The well is drilled and R.E. Prescott is currently testing. The initial test showed 12 gpm by the driller. This barely meets the criteria. If this is not accepted, the cost for storage tanks and pumps increases. He described hydro-fracing with water pressure on the interior walls of the well as a possibility to increase the veins. They have drilled 575 ft. +/-.

Leach Field #1 will service Lots 1-5
Leach Field #2 will service Lots 15-19
Leach Field #3 will service Lots 6-9
Leach Field #4 will service Lots 10-14

All homes will be restricted to three bedrooms and this is in the notes on the plans. Test pit data and loading calculations are based on three bedrooms. The number of bathrooms is not a consideration, only bedrooms are considered.

Two units (Route 107) were changed by State criteria. Now half of the leach field has to be 4 ft. above high seasonal water and the other half has to be 2 ft. above.

All systems are pumped to the leach fields. All have two pumps (one for alternate). There are alarms installed on each system as well as on the two buildings. These are visual and audio alarms.

Leach Field cross-sections were updated to 3000 and 1500 gallon tanks when they were changed. Detail shows access manholes on top of the septic tanks and pump chambers.

Leach field system profiles; pump performance curves; access manhole details are shown. Mr. Smith had concerns that children are not able to remove the manhole covers and suggested gasketing.

State criteria mandates pumping four times per day. All lots will have pump units. Mr. Pica assured the Board that Lots #20 and #21 will have dual pumps (single pumps are shown on the plan).

Mr. Keddy requested the Association Agreement be shown to the Board for their review also. Mr. Smith also requested the draft copy.

Mr. Pica agreed the Board will have a draft copy of the Agreement to review and will call Town Counsel and request a copy be provided.

Mr. Smith reminded Mr. Pica that Town Counsel wants a letter from the owner agreeing to pay for this review.

Mr. Pica stated he has drafted a letter so stating. The letter will also outline:

1. The owner understands the Impact Fees.
2. Owner got letter from Rockingham Planning Commission and will agree to pay for Town Counsel fees.
3. Plans are to go to Town Engineer for review.
4. Request for a 90 day extension.

Mr. Smith reminded Mr. Pica that fees are outstanding to Town Engineer from last July.

The school zone sign placement will be determined by Road Agent at the end of Andrews Lane and there will be a stop sign at the intersection with Route 107.

A letter will be forthcoming outlining the phasing. The top two lots, near Route 107, will be the first phase; Lots 1-7 will be the second phase; Lots 15-19 will be the third phase; Lots 8-14 will be the fourth phase. Phases will be flexible, to be worked out as the project progresses. The development will be done according to the market. The road has to be completed through with a binder, and therefore, Mr. Pica finds no problems with flexible phasing.

The Town Engineer has approved drainage.

Mr. Keddy stated he wants Mr. Colanton to write a letter giving permission for access to the pond for its use for fire protection. A Letter of Agreement was suggested.

Mr. Pica will contact Mr. Colanton for the letter stating he has given permission to use the pond for fire protection purposes.

Mr. Pica will be seeking conditional approval next month.

Ms. George motioned to approve an extension of 90 days as requested.

Dr. Marston second.

The motion passed 5-0.

Mr. Keddy restated his concerns with the Association and how it works and the community well capacity of only 12 gpm.

Ms. Rossi noticed a notation on the plans: "no garbage disposers" and cited that water softeners are also bad for the septic systems.

FMR Mr. Smith noted that Mr. Marshall Decker had called Ms. Kaste at the Town Office and stated that the hot top dumped on his land was not put there by him.

Miscellaneous

The application for replacing culverts on Town roads was received.

Workshops: RPC-Governor's Advisory Comm. on Highways, meeting in Exeter 4-30-92

PB Training Workshops in Kingston 5-14-92 & 5-28-92

Notice of Decision from Planning Board re: Ed Warren-Home Occupation received.

Minutes Dr. Marston motioned to accept the minutes of March 19, 1992.

Mr. Keddy second.

The motion passed 5-0.

The meeting was adjourned at 10:00pm.

Nancy J. Marden, Secretary

Typed: Apr. 21, 1992