

PLANNING BOARD

May 16, 1990

Members in attendance: William DiProfio, Acting Chairman; Cathy George, and Mel Keddy.

Others in attendance: Joe Conti, Building Inspector; Sarah Campbell, Rockingham Planning Commission

The meeting was called to order at 7:52pm by Mr. DiProfio.

Mrs. George motioned to accept the minutes of April 18, 1990 as printed.

Mr. Keddy second.

The motion passed 3-0.

MR. MILLS, MR. PICA - INFORMATION DISCUSSION Mr. Robert Mills and Mr. Ronald Pica (Engineer) were present to address the Board in an informal discussion about property off Andrews Lane.

Mr. Pica addressed the Board regarding the cul-de-sac at the end of Andrews Lane and their proposal to submit a proposal to the concerns of the Board last month regarding safety. He stated the Board wished the road designed for increased safety and stated further that he feels this latest proposal does that.

The plans were shown to the Board and they have a loop which begins 400 ft. from the edge of the Andrews Lane and Mr. Mills property line intersection and follows through to the cul-de-sac placed beyond the loop to afford two ways in and out of the proposed development, excluding the first 400 ft.



Mr. Pica stated he feels they have made a significant improvement with increasing the driveway to allow more safety access to handle any emergency which was the concern of the Board last month. Additional access has been given at the rear of the site.

Mr. DiProfio asked why they are not considering taking it to Rte. 107.

Mr. Pica answered because of the excessive grades. He further noted that Mr. Mills has purchased the site of five acres, but because of the grade it can't be done. An attempt has been made, but they have encountered unreasonable engineering practices. There would be high sloping and high retaining walls required. This would increase the maintenance in the future.

Mr. Pica stated the major concerns expressed by the Board last month was the distance in from Andrews Lane and there being no alternative way out for emergency egress.

Mr. Conti asked what the back road (looping area) was for.

Mr. DiProfio explained that this was the alternative Mr. Pica suggested for the Board's concerns with safety.

Mr. Conti stated the only thing that this accomplished was the protection of the proposed 19 homes.

Mr. Pica stated they were willing to contribute to the Town to fix up Andrews Lane.

Mr. Conti asked if there were a fire pond planned.

One was pointed out on the plan.

Mr. Keddy expressed his on-going concern with no egress at the beginning footage of the proposed road.

Mr. Pica noted there was nothing they could do to improve the beginning as they are not the owners.

Mr. Conti stated Andrews Lane is not wide enough for three vehicles to pass through.

Mr. Pica stated there is 24 ft. of paved area on Andrews Lane.

Mr. Conti noted there is nothing along the shoulders, however there is a 30 ROW on Andrews Lane.

Mr. Pica noted the Ordinance calls for a new road to have 24 ft. pavement. This would allow three feet shoulder on each side.

Mr. Conti stated there would not be room for an ambulance to pass if any obstruction occurred with one or more vehicles.

Mr. Pica stated there was no place to turn around on Andrews Lane existing now. A fire truck could turn around at the proposed

loop, but not as things exist now.

Mr. Pica noted there could be a turn around at the juncture if they could fill in the wetlands. He stated they would be willing to do what they can do on the land that Mr. Mills owns. He stated they are willing to do what the Board wants them to do.

Mr. Pica explained to Mr. Conti why they would not be favorable to using the five acres bought from the Ross family to access Rte. 107.

Mr. Mills asked if there could be any alternative for the 3 to 1 slope.

Mr. Pica said the stability would suffer.

Mr. Pica stated the maximum pitch would be 5 ft. and there would not be enough room to grade out on the property, they would be on the abutter's land.

Mr. Conti suggested they come out through Woodworth's property.

Mr. Mills said that he would like that also, but Mr. Woodworth was not going to allow that. He noted they have the worst place to cross.

Mr. Conti asked what was behind Mr. Woodworth.

Mr. Mills stated that Mr. Woodworth owns right to the five acres he just bought.

Mr. Conti said he felt the only solution would be to come through the five acres and fill it in the prescribed way.

Mr. Pica stated there was only a small distance between property lines, approximately 22.5 ft. on each side.

Mr. Conti stated it was 1000 ft. from Rte 107 to his property (Mills).

Mr. Pica stated the distance in width of the Mills property at two different locations was only 105 ft. The property widens between these areas.

Mr. Pica asked how the Board would suggest they pass through this area.

Mr. Conti suggested they put in culverts and fill.

Mr. Pica explained the relationship between the slopes and steepness. There would be 22.5 ft. and it would result in a 1 to 1 slope for a 12 ft. rise.

Mr. Pica stated the retaining walls would be large and when they are owned by the Town they would have to deal with them.

Mr. DiProfio expressed his view that they should pursue the exit to Rte. 107.

Mr. Mills asked if it would be acceptable to have the access to Rte. 107 as an emergency road only.

Mr. Conti said in his opinion "no". It should be a road constructed to Town specifications, however, it would be ultimately up to the Board.

Mr. Pica stated since the Board was concerned with an emergency, they could bring in a road to handle the site. He asked if the Board would consider this.

Mr. Keddy stated he felt this was not the intent of the Board's concerns. There would still exist an emergency access problem at Andrews Lane.

Mr. Conti stated there exists a 400 ft. site distance at Rte. 107, and a driveway presently exists on this site.

Mr. Pica said they he realizes this and he will check to see if the driveway which exists would be recognized by the State.

Mr. Mills asked how the 5% maximum slope affect this plan.

Mr. Pica stated this was sound engineering practice and that for short distances even 7% would be handled okay.

Mr. Mills asked if they would go at 7% for the narrowest parts.

Mr. Pica stated they could, however, the retaining walls would still have to accommodate this.

Mr. Pica stated the problem is with the grading at the sides.

Mr. Conti said he doesn't understand the problem with Rte. 107.

Mr. Mills stated the problem is with the cost of the retaining wall.

Mr. DiProfio stated he has repeatedly heard "go out to Rte. 107

to make the project fly. The road (Andrews Lane) is too long now and the Board has public safety concerns.

Mr. Mills asked if a waiver could be obtained on anything in the Subdivision Regulations.

Mr. Pica noted that last time, they were talked, they were not going out through Rte. 107.

Mr. DiProfio stated he asked them to be innovative.

Mr. DiProfio then said they were still in a preliminary discussion and he felt this session was too long.

Mr. Mills then stated he would be willing to go out through Rte. 107.

Mr. Pica then asked if he could clear up the calculations for the number of units allowable. He calculated for 19 units.

Mr. DiProfio stated they would have to have a High Intensity Soils Study.

Mr. Pica stated he has talked with Larry Smith and since he could not be at this meeting, he suggested Sarah Campbell was instrumental in drafting the calculations and could help determine the number of units.

Ms. Campbell concurred with the attached calculations supplied by Mr. Pica as a preliminary, however, these would have to be confirmed by the soils scientist.

Mr. Pica's calculations allow for 20.9 units and Mr. Mills is requesting 19 units.

Mr. Conti stated he recently was informed that the State Fire Marshall requires 80 ft. between units, not the 50 ft. as per the Subdivision Regulations.

Mr. Pica stated he was not aware of this and that he would check further to determine what figure they would have to adhere to.

Ms. Campbell stated her agreement with the figure was not final and Larry Smith and the Rockingham County Conservation Commission would have to review.

DISTRICT - corrected 6/20/90

Mr. Mills stated he understands the numbers would be subject to verification.

Mr. DiProfio called an end to this preliminary discussion.

Mr. Pica asked if a cul-de-sac at the beginning an end of the loop help.

Mr. DiProfio and Mr. Conti both stated no, they wish to see them go to Rte. 107.

RUSSELL HANSCOMB Mr. Conti stated that he asked Mr. Hanscomb to come before the Board to explain his situation this evening.

Mr. Hanscomb asked Mr. Boudreau, Assistant Building Inspector to issue a building permit to raise the roof and add on ten feet to his existing garage in order to install a lift. Mr. Boudreau issued the permit.

Mr. Conti stated he should have had a variance perhaps, or come to talk to the Planning Board. Mr. Hanscomb is aware that he cannot make an expansion in his business which was grandfathered.

Mr. DiProfio asked Mr. Hanscomb if he knew he could not expand.

Mr. Hanscomb stated he is only installing a lift to make it easier for himself. There will be no increase in the number of employees, the raising of the roof and one end was the only way to accommodate the size of the lift.

Ms. Campbell stated that he was non-conforming when he got the permit.

Mr. DiProfio stated he was non-conforming as to the function, as an auto repair garage in a residential area. Now the size is changing of the physical garage.

Ms. Campbell noted the Ordinance states there will be no increase in a non-conforming use.

Mr. DiProfio noted the garage grew by ten feet.

Ms. Campbell asked if the size of the increase made the garage over 20% of the total dwelling size.

Mr. DiProfio stated there are two ways to handle this, namely, the Planning Board looked and did not see an expansion; or it is an expansion and it needs a ruling by the Board of Adjustment.

Mr. Keddy stated he viewed it as exchanging or modifying one piece of equipment for something else and therefore there exists no change.

Mr. Conti stated he sees no advantage to going to the Board of Adjustment.

Mr. Hanscomb described the unit as being an electric lift with two posts and a bar lift which sets on top of the floor.

Mr. Conti noted there is not much increase in size and that he cannot put more cars in the garage, it was increased only to accommodate the lift.

Mr. Keddy motioned that Mr. Hanscomb not be considered an expansion as per the Ordinance.

Mr. DiProfio second.

The motion passed 3-0.

EDWARD SMITH Mr. Smith addressed the Board in a preliminary discussion of a proposed subdivision on Giles Road. He is seeking ten lots, each with 200 ft. frontage and two acres. There is no wetland involved.

Ms. Campbell stated there would have to be a HISS.

Mr. DiProfio asked if Larry Smith had talked to him about a Land Conservation easement.

Mr. Smith stated he has been talking with Larry about the back wetlands. There is about 40 acres. He said Larry Smith talked about a ROW to get in to take care of the dam and pond.

The discussion centered around the ROW extending down the side of the stone wall. It was determined it need not be wider than to accommodate a truck. A 50 ft. ROW would not be necessary and the actual width could be left up to Mr. Smith. The Board felt that allowing up to 30 ft. would probably be acceptable.

Mr. DiProfio asked, even if the Land Conservation Project did not go through, would Mr. Edward Smith be interested in donating the property for conservation.

Mr. Smith stated he would have to consider this, how it would effect the value of the property.

Ms. Campbell stated it would probably enhance the value.

Mr. Smith stated that it does have value as Dr. Marston has asked about buying the pond.

Mr. DiProfio stated it does have value, and asked Mr. Smith to think about this.

Mr. DiProfio noted the project for subdivision is high, open farmland.

Mr. Smith noted there is 400 ft. on his site (his home) for frontage.

Mr. DiProfio stated the boundary markers would have to be set at front and rear corners of all proposed lots.

Mr. DiProfio then asked if Mr. Smith would help improve Giles Road. He stated the Board would be willing to provide him with minutes of the meetings concerning road improvements during talks with Bell & Flynn (Impact Fees.).

Mr. Smith stated he has already paid for part of the road's improvement.

Mr. DiProfio asked him to see David Conti for fire protection needs and to see Larry Smith for soils and drainage requirements.

Mr. Smith stated there was no mention of fire protection in the Subdivision Regulations.

Ms. Campbell stated yes, it is in the Regulations.

Mr. DiProfio suggested Mr. Smith review what Hampshire Development and Bell & Flynn had in their plans for fire protection.

Mr. DiProfio stated the Board would furnish copies of minutes from Bell & Flynn, KV and Hampshire Development for his information.

Mr. Smith stated he did not want the back land to be a factor in doing the Subdivision.

Ms. Campbell stated this might be a consideration in lieu of Impact Fee possibilities.

Mr. Smith stated he already has the HISS underway and it is possible he will be making an application at the next meeting of the Board.

DRIVEWAYS Mr. Conti stated that he wants to reword the 2% sloping on driveways. He is concerned that the section does not

state where the sloping should begin and end.

The Section and paragraphs were read by Mr. DiProfio and he felt it appears to be clear.

It was noted that under #6, Administrative authority (in this case, the Building Inspector) must be satisfied before final approval.

Mr. DiProfio noted the Board must issue all driveway permits on Town roads.

Ms. Campbell will review and make suggestions.

The meeting was adjourned at 9:10pm.

Respectfully submitted,

Nancy J. Marden, Secretary

Typed: May 20, 1990

R.J. Pica Engineering CO. INC.

UNIT CALCULATIONS FOR LAND OF ROBERT MILLS OFF OF ANDREWS LANE

USABLE TRACT AREA= GROSS TRACT AREA-WETLANDS

USABLE TRACT AREA= 45.2-21.1=24.1 AC.

TOTAL ALLOWABLE ACREAGE= 24.1 + 1.67(24.1)

TOTAL ALLOWABLE ACREAGE= 24.1 + 40.24

40.24 = 17.7

USE 17.7

TOTAL ALLOWABLE ACREAGE= 24.1 + 17.7 = 41.8 AC.

NUMBER OF UNITS = $\frac{\text{TOTAL ALLOWABLE ACREAGE}}{2} = \frac{41.8}{2} = 20.9$ UNITS

19 UNITS PROPOSED

Rec'd MAY 16, 1990