

Corrections 8-15-90
-Hjm

PLANNING BOARD

July 18, 1990

Members in attendance: Richard Smith, Sr., Chairman; William DiProfio, Robert Marston and Joe Conti, Building Inspector

Others in attendance: Sarah Campbell, Rockingham Planning Commission and Larry Smith, Conservation Commission

The meeting was called to order at 7:30pm by Mr. Smith.

The Board held a discussion about driveway specifications. Mr. Conti wished to address the rate of pitch to be maintained where the driveways intersect with the street. No conclusions were drawn, however, continuing efforts to arrive at a reasonable solution to this problem will be made.

Mr. Conti suggested that driveway permits be required for reconstruction and repaving of driveways also. Ms. Campbell will draft a model for submission on the Town Warrant for 1991.

A letter requesting an extension of the contract with RPC for "Research for a Water Resource Management and Protection Plan" was read and approved by the Board. Mr. Smith and Mr. DiProfio signed the approval. The extension changed the termination date from July 31, 1990 to November 30, 1990.

~~Rte. 407 as an emergency road only.~~ OUT - 8-15-90 -Hjm

Ms. Campbell submitted a Draft copy of a Model Excavation Regulation to be reviewed by the Board.

FMR CLUSTER A letter was received from Marshall Decker indicating a change of plans in the construction of certain double wide modular homes to "a lower cost manufactured home". Letter dated July 9, 1990 is attached to the original minutes.

Mr. DiProfio questioned if the specific homes were spelled out on the approved plan on file. This was not determined at this time.

Mr. Conti said that a 24 x 40 ft. prefab home is shown on the plan by FMR with specifics spelled out on the application for the building permits. Any change in the home would necessitate a return to the Building Inspector for a revision of the building permit.

It was noted that nine permits were issued to Mr. Decker.

Ms. Campbell noted that if the construction of the building structure changes after the issuance of the building permit, the applicant must come back to Joe Conti for a revised building permit.

Ms. Campbell said that the definition of a Mobile Home Park would be similar to a Cluster with mobile homes.

Mr. Conti noted that mobile home permits are limited to four (4) per year.

MINUTES Mr. DiProfio motioned to approve the minutes as submitted for June 20, 1990.

Mr. Larry Smith had one correction on Page 1, to change paragraph 11 to read:

"Larry Smith asked if the Board is planning anything for the Planning Commission to work on." The word 'Planning' replaced the word 'Conservation'.

Mr. Richard Smith second.

The motion carried ³4-0. *corrected 8-14-90-upm*

PUBLIC HEARING-ROBERT MILLS The Public Hearing for Robert Mills was opened at 8:03pm.

Mr. Pica addressed the Board. He presented an updated plan which shows the intent to give ownership of the Road and the cul-de-sac to the Town. The plan also shows the drives to the homes and the proper radius and a 60 ft. ROW on the cul-de-sac. This plan is submitted to include the waiver on the roadway.

Mr. Mills submitted a written request for a waiver of the grade specification from 5% to 7% at one point of the roadway.

Leaching fields have been defined on this plan as they will be constructed. Test pits have been completed and viewed by the Building Inspector except for the two parcels nearest Route 107.

Mr. Pica stated this is basically the same plan as presented previously. He pointed out that the 60 ft. ROW for the new road butts to the 30 ft. ROW at the end of Andrews Lane.

Mr. Pica explained that the leaching fields are consecutively numbered and referenced to the homes that will be serviced by each particular one. They will be pumping from the homes to these fields.

Mr. Pica noted that the road profile has not changed since the last meeting. The 5% grade has been maintained where possible and they have gone to 7% for a short distance. He said the Ordinance asks that the terrain be maintained where possible and they have attempted to adhere to this.

Mr. Larry Smith said that for over 575 ft. there will be a 7% slope and this will affect the drainage.

Mr. Larry Smith also asked if there would be a service road to the well.

Mr. Pica said yes, there would be a gravel road there, and it will show on the plans.

Mr. Pica stated there is lots of engineering to be done on the project. They will have to have State approvals, however, prior to investing time and money they wish to be sure that the project will be able to meet the requirements of the Board.

Ms. Campbell asked if the well is entirely on this property.

Mr. Pica stated yes. He also noted that one well will service all homes on the lower portion of the project, however, a second well is anticipated to service the upper two units.

Mr. Pica said that one well will serve 19-21 units. He said they are looking at two story units, and if this happens, the footprint of the buildings could be smaller than shown.

In response to Mr. Conti's question about capacity peak for the wells, Mr. Pica said one well can serve up to 50 units. The State regulations will dictate how many units the well will service.

Mr. Pica stated that every home is figured at three bedrooms and the average leach area will be 20 x 40 ft. The leaching system sizes would change because of the percs.

Mr. Pica noted that they will have all State approvals, dredge and fill permits at three spots. He anticipates that a 90 day extension will be necessary to allow time for these approvals and permits to be issued.

Mr. Conti asked why they need a waiver.

Mr. Pica stated that Section 4 G required certain grades and read the section aloud. He noted the Board has agreed this is a minor street.

Mr. Pica confirmed that he is requesting the waiver from the Planning Board, not from the State.

Discussion between Mr. Larry Smith and Mr. Pica showed the slope on the horizontal to be 477 ft. and a slope distance of 575 ft.

Mr. Pica explained that the location of the slope in question poses no problem with an intersection with any existing streets. It is in an interior road area.

Mr. Richard Smith said that the Planning Board required Mr. Mills to seek this waiver.

Mr. Smith asked for any Board questions.

Dr. Marston asked what the grade at 107 near the golf course was.

Mr. Pica calculated the approximate grade to be 6% and almost 7% at one portion.

Mr. Conti expressed concerns with an icing problem with such a grade.

Mr. Pica said that the crown of the road and side swales would not allow an icing condition. He further stated that a 7% slope is not considered to be high. He also stated that this is not on a curved area, but is on a straight-a-way.

Mr. Pica said that they have eliminated two units at the 107 end as the Board had refused a waiver consideration for the setbacks.

Mr. DiProfio asked if the common lands is being met. He is concerned with the wetlands.

Mr. Pica said that he has not delineated the common lands but will add in 15,000 sq. ft. to common space.

Mr. Pica noted that the calculations for open space are still preliminary. He will provide High Intensity Soils Study on the wetlands.

Ms. Campbell said she would have the Rockingham Conservation ^{District} Commission check out the figures on the soils types.

Mr. Pica said he would need the calculations for the final plan,

the five acre parcel soils are needed. He said he has taken Poorly Drained Soils, Very Poorly Drained Soils and Slopes into account. He said he chose not to delineate the areas.

Mr. DiProfio motioned that the Town Engineer review the plan to make a recommendation on the slopes.

Dr. Marston second.

The motion carried 4-0.

Mr. DiProfio noted that Mr. Mills would be assessed the cost of the engineering review.

Mr. Mills agreed to pay the costs.

Mr. Smith recognized abutters for comments.

Mr. James Powers asked how big the total parcel was.

Mr. Pica stated approximately 50 acres.

Mr. Powers asked how the lower portion was determined to be 44 acres.

Mr. Pica said it was determined by a survey taken six to twelve months ago.

Mr. DiProfio noted that the plans would require a surveyor's stamp.

Mr. Pica said they will present a survey plan and the proper stamps will be affixed and ready for the Registry.

Mr. Powers stated that he has seen a deed prior and it was an exclusionary deed taking out two parcels. He said the two parcels are not shown. He said the two lots are between himself and Mr. Patnaude.

Mr. Pica stated the survey includes land owned in this parcel only.

Mr. Mills attempted to clarify the question noting that a land swap had been executed by Mr. Digiovanni.

Mr. Powers pointed out the site of the house and empty lot that now exists on Andrews Lane.

Mr. Mills stated that Mr. Powers was speaking about property that is beyond the area that was surveyed.

Mr. Powers stated that he questioned the land area out there.

Mr. DiProfio stated that a registered survey was necessary to register any plan.

Mr. Pica said that both surveys to be presented will be definitive surveys and will be presented to the Planning Board prior to the approval.

Mr. Smith asked for further questions, there were none.

Mr. Pica asked about the status of the waiver request. He expressed their desire to have an answer by next meeting.

Mr. Smith stated that he would try to obtain an answer, however, the Town Engineer work load will determine the time frame.

The Public Hearing was closed at 8:45pm.

Ms. Campbell will write a letter and send the plans to Civil Consultants, Mr. MacArthur for review.

Mr. Mills will be scheduled for the August 15, 1990 meeting at 8:00pm.

PUBLIC HEARING - EDWARD AND NANCY SMITH The Public Hearing for Edward and Nancy Smith was opened at 8:48pm.

Richard Smith notified Edward Smith that the 90-day clock begins with this hearing.

Richard Smith recognized Edward Smith to discuss his proposal.

Edward Smith stated he wishes to subdivide ten lots. He said he has met with David Conti and has agreed to the location for fire protection. He located the areas on his plans. They are marked at two locations as fire storage tanks.

Edward Smith has soils mapping on the parcel and there are no wetlands.

Richard Smith asked for abutters input.

Mr. & Mrs. Russell Lambert viewed the plans and stated they have a problem with run-off from the field now. They stated the culvert pipes block, which could be a plowing problem. They

suggested perhaps a larger culvert pipe may relieve the problem during the heavy spring run-off. They expressed concerns with the development of this area and roof and driveway constructions creating even more concentrated run-off.

Edward Smith stated that the Town had put a new culvert there. He also stated the new homes would be 100-150 ft. off the street and did not see that the construction would create more harm than exists.

Larry Smith stated run-off from the drives and roofs may cause a concentrated run-off.

Mrs. Lambert stated that the Bibbins also have problems.

Mr. Joseph Conti remarked that their home was built after the development of the Smith property, therefore, the problem should have been addressed then.

Ms. Campbell stated that if the conditions are wrong, they should be fixed now.

Mr. DiProfio requested that the Lambert's concerns be reviewed by the Selectmen's Meeting of ^{July 8-13-90} ~~January~~ 23, 1990. The Secretary will place this item on the agenda for the Selectmen's Meeting.

Richard Smith confirmed that he has observed the freezing and flow of water across the street onto the abutting properties.

Dr. Marston also concurred.

Richard Smith stated perhaps a holding pond such as the school has would be needed.

Edward Smith said that he has received State Subdivision approvals and the Wetlands Board replied that he doesn't need any action as there are no wetlands.

Ms. Campbell asked if the site distance on the corner was adequate.

Edward Smith stated there is 200 ft. safe site distance from the corner to each drive on the corner.

Mr. DiProfio said that the Subdivision done by Bell & Flynn carried an Impact Fee for the repairs/improvement of the road and the bridge. The agreement was made for \$1500 per lot and he stated he would like to discuss the Impact Fee with Mr. Smith.

Edward Smith asked if each Building Permit would mean he would pay \$1500 for road repairs and upgrades.

Edward Smith said that Bell & Flynn used heavier equipment to access their property for improvements than would be required to make the development of his property.

Mr. DiProfio stated the estimate is for \$1500 per lot in this area. He noted that Bell & Flynn was so assessed with no prejudice to the equipment used for initial construction.

Richard Smith asked if there would be an open space dedicated. He stated that KV has dedicated five acres for conservation.

Larry Smith said that the Conservation Commission is still negotiating for the back lot for LCIP and does not want any discussion about trade offs on this piece in order not to jepordize this negotiation.

Edward Smith stated they are talking about a separate 40 acres to go to the Town. However, there may be an access to the dam possible. He noted the Town will require a ROW to the backland and he would be willing to discuss this in concert with the Impact Fees.

Edward Smith said he is willing to propose this if the deal goes through for the 40 acres. He will give a ROW for access to the dam from Giles Road right beside Dr. Marston's property. He has indicated 25 ft. along the stone wall.

Mr. DiProfio asked if he was willing to negotiate the land.

Edward Smith stated the ROW value would be deeded to the Town when negotiated for Impact Fees.

Richard Smith asked for more questions from abutters or Board members. There were none.

Edward and Nancy Smith will be on the agenda for the August 15, 1990 meeting at 8:30pm.

Ms. Campbell has one copy of the changed plan for the file.

The Public Hearing was closed at 9:15pm.

OTHER BUSINESS Ms. Campbell stated she is working and gathering information on the Growth Control Ordinance.

Mr. DiProfio motioned to adjourn.

Dr. Marston second.

The meeting was adjourned at 9:25pm.

Respectfully submitted,

Nancy J. Marden, Secretary

Typed: July 21, 1990