

August 30, 1989

Members present: Richard Smith, Chairman; William DiProfi o, Selectman; Mel Keddy, and Dr. Robert Marston

Others: Larry Smith, Conservation Comm.; Joe Conti, Building Inspector

Mr. Smith called the meeting to order at 7:45pm.

ROBERT MILLS The proposal for a Cluster Development as made by Robert Mills for his property off Andrews Lane was the purpose of the meeting held this evening by the Board. There was a brief discussion from the members regarding the decision to be determined regarding the road length allowances per the Subdivision Regulations and Cluster Ordinance.

Mr. DiProfi o motioned that a letter prepared by him be sent to Mr. Mills indicating his proposal as presented is premature. He further gave the following reasons for this decision:

- a. Andrews Lane is a 2100 ft. road with 17 properties. Section VI.c of the Subdivision Regulations limits dead end streets to 1000 ft. serving 20 units. Adding your road to the current Andrews Lane lengthens the road and adds 15 units. The Board finds no hardship which outweighs the safety problems arising from exceeding the current regulations. A second access is required.
- b. The current condition of Andrews Lane precludes further development of the area in any significant way. The current Master Plan calls for rebuilding this road when Willow Road is complete. The Plan indicates 1990. Current progress is slower than expected on Willow Road and rebuilding Andrews Lane may be extended a few years.

Mr. Richard Smith second.

Mr. R. Smith stated that no fire trucks can get down with any other vehicles on the roadway. He understands that vehicles must wait for oil delivery trucks to vacate before proceeding to the ends of Andrews Lane.

Mr. DiProfi o suggested that Mr. Mills could acquire other land to install a road.

Dr. Marston agreed that the beginning road lengths be calculated at the South Road end of Andrews Lane and not at the owner's property line.

Mr. R. Smith stated he felt the letter is sufficient to notify Mr. Mills of the status of the Board's position on his proposal.

Mr. Smith called for the vote.

The motion was accepted 4-0.

The Secretary was instructed to type the letter and upon signature of the Chairman to send the original to Mr. Robert Mills and a copy to R. J. Pica Engineering Co.

Mr. Larry Smith stated that with his calculations of the standard lot placement he could only fit 8 lots within the proposed Mills property when taking wetlands into consideration.

FMR, INC. DISCUSSION Mr. DiProffio stated he would withdraw from the Board regarding discussion regarding the FMR proposal for a Cluster Development off Depot Road.

Mr. Larry Smith, Conservation Comm. Chairman stated that by soils calculations FMR can only get by capacity of land, 29 units. He used the standard calculations taking into consideration of poorly drained soils and came up with 22 units maximum. He further stated that taking consideration of the poorly drained soils and the conventional layout with the 3000+ ft. cul-de-sac he does not agree with the 29 unit availability.

Larry Smith brought the court case North Hampton made for a bid for a variance concerning their Wetlands Ordinance and informed the Board that this Ordinance was upheld as it applied to the Subdivision proposal and the Ordinance was found not unfair or arbitrary.

Larry Smith told the Board that it is impossible to obtain 31 units because of the Very Poorly Drained soils and they would require a Special Exception to cross the wetlands to get the cul-de-sac down to the end of the property. He said that Jim Hayden did not have any problem with the soils calculations.

Dr. Marston asked if Mr. Decker only wanted to go in 1000 ft. at this time.

Mr. Dick Smith stated that the Board has decided to look at the whole project during their consideration.

Dick Smith and Mel Keddy discussed the placement and number of lots allowed by the Zoning Ordinance.

Mr. Keddy asked Larry Smith how many lots would be allowable under conventional configurations.

Larry Smith answered that there would be 22 maximum, however he stated that the clustering allows them to be placed anywhere on the good land.

Joe Conti asked if the front lots could be brought back a few feet (20-30) into the subdivision.

FMR needs a letter from Exeter & Hampton as they are an abutter. Exeter & Hampton have been supplied with a set of plans.

There was a question if the Barton property has a wet area where the proposed connecting road to the Barton property would be located.

Mr. Keddy asked if Mr. Decker & Mr. Wilson had cut down any trees along Rte. 107.

Dick Smith stated it was only brush as there isn't anything along 107 of significance.

Mr. Keddy then asked if they would be required to make plantings of screening material.

Dick Smith answered, yes, along the roadway.

Dick Smith recalled that Mr. Decker was to check with his engineer and invite Larry Smith to meet with them and inquired from Larry if this has taken place.

Larry Smith stated he has not heard from him on this matter. He further stated that Newmarket was requiring developers to prove how many units they would have if doing a conventional development.

Dick Smith asked the Secretary to send a copy of the Agenda to FMR showing they are scheduled for 8:30pm. The Board will meet at 7:30pm for general meeting and discussion of incoming correspondence. At 8:00pm they will take care of outstanding items.

The meeting was adjourned at 8:35pm.

Respectfully submitted.

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Nancy J. Marden, Secretary/Clerk