

**TOWN OF EAST KINGSTON, NH
PLANNING BOARD MEETING MINUTES
September 6, 2001**

FILE

**WORK SESSION
Residents of Maplevale
Maplevale Woods
Maplevale Farms**

Members Attending: Richard A. Smith Sr. - Chairman, Beverly A. Fillio – Vice Chairman, John L. Fillio, David G. Morse, Dr. Robert Marston (7:16 pm), and Alternate J. Roby Day, Jr.

Others Attending: RPC Planner Maura Carriel, Lawrence K. Smith – Conservation Commission Chairman, Andy Conti – Fire Department Officer, Steve & Linda White, Sue Jordan, Dorothy Staples, Dennis Quintal, Joe Coronati, PE, Atty. John Ratigan, and Jeffrey Hirsch.

Noting that the purpose of this work session was for the board to conduct a further review of the three projects currently proposed by the Residents of Maplevale, LLC, Vice Chairman Beverly Fillio opened the meeting at 7:08 pm and announced that because Chairman Smith was an abutter to the proposals, she would chair the meeting. She noted that Member David Morse was also an abutter and that he and Chairman Smith would not vote in any matters regarding these proposals. She further stated that the reason the board was holding a work session on these proposals was because they (the proposals) are a massive endeavor that will affect the entire town – the board needs to proceed carefully and thoroughly on these proposals as they could have large ramifications. She then opened discussion on the Residents of Maplevale, LLC's proposed subdivision of 14 Depot Road (formerly the Levis property), noting that jurisdiction on this proposal was invoked at the August 20th meeting.

THE RESIDENTS OF MAPLEVALE, LLC – SUBDIVISION

Mr. Day stated that in his review of the latest subdivision plan, some of the abutters were not noted on the plan.

Mrs. Fillio stated that on behalf of the board, she was insulted by the applicant's third presentation (Maplevale Farms) at the August 20th meeting. The formal application submitted by the Residents of Maplevale, LLC for Maplevale Farms consisted of the same discrepancies of the two prior applications, when in fact the two previous plans had been reviewed by the board and such discrepancies were noted. The board was insulted the applicant did not correct those same discrepancies before submitting the third application, and furthermore, Mr. Coronati's excuse for not having enough time to fix them was unacceptable. She stated that the Planning Board is working just as hard on these applications.

She then went on to address Mr. Day's comment about all abutters not being listed on the plan. Members noted the Warren and Quintal properties and were informed by Dennis Quintal that those properties were not correctly shown on the plan; however, the applicant has agreed to correct them.

Discussion then transpired over whether or not Mr. Morse and Chairman Smith could participate in any discussion as abutters. Though the applicants did not object to the idea, members were reminded that this meeting was for discussion between the applicants the board members only. It was announced at the last meeting (August 20th) that no testimony or comments would be allowed from the public or abutters at this work session. Mr. Morse agreed not to speak and Chairman Smith left the meeting at 7:22 pm.

Mr. Day stated he had concerns about fire suppression systems, the roads, the elderly housing areas, the woods, future access to Sanborn Road and other abutting properties, and lighting. He said does not like street lighting.

Mrs. Fillio stated that her concern was the overall impact to the town itself. The town has already outgrown its fire department, police department and library facilities. With the anticipated increase in traffic generated by the Maplevale projects, she and other Main Street residents may have to sit in their driveways for hours trying to get out onto the road. She also has a concern with the town's ability to serve these anticipated residents.

Ms. Carriel stated that she put together a list of items that were raised at the last meeting. The applicant will need some guidance on these:

1. Cluster development – are the applicants interested in pursuing a cluster development that would award density bonuses for preserving open space?

2. Roadway to undeveloped parcels – what does the board deem acceptable for providing future access to these lots?
3. Community water system – what type of system will be used?
4. Street lighting– what lighting design is proposed?
5. Sidewalks – the regs allow the board to require sidewalks; how much needs to be built and what design?
6. Traffic study – the last meeting the applicants agreed to perform a traffic study; what's the status?

She went on to say that these issues are the main issues at this time, but it is not a complete list; further review is needed.

Mr. Coronati stated that he would like to combine all three projects into one when addressing these issues. Mrs. Fillio told him that was not possible at this time; they must go phase by phase. Mr. Day stated that the three phases would go away once jurisdiction is taken on all three proposals. It was noted that jurisdiction has been taken only on the subdivision plan.

Fire Suppression: Mr. Coronati stated that he has met with the Fire Department and together they are trying to put together a suitable water system. One idea to pipe the entire project is very expensive as it costs \$25 a foot and they would need over 8,00 feet of piping. If they end up doing that, they will place hydrants along the roads of the subdivision, the elderly housing developments, and along Depot Road. If they determine that this is too expensive, they would then look at a fire pond design, possibly in one of the wetlands – whichever one can produce an adequate water supply (in the area of proposed lots 8-2-32 and 8-2-33). He then showed the areas where hydrants would be placed if a hydrant system were used.

Mr. Day questioned why individual wells are not being proposed, as each lot must be able to accommodate one. Mr. Coronati responded that it is more beneficial to have a water system throughout the development v. single wells for each parcel. They have still not decided whether they will sell each of the single lots with or without the water service. They will need to determine which is more cost effective; however, they will get the Fire Chief's approval on whatever fire suppression plan they decide to use.

At further inquiry, Mr. Coronati stated that the water system would consist of two 25,000-gallon water tanks within a 3-walled building using the ground as the fourth wall. They would need pumps to pump the water out of the well, and to put pressure in the line. A water line and access easement would be needed for lot 8-2-36. Thirteen acres would be added to the conservation easement and then sold with the lots.

Street lighting: Regarding lighting, Mr. Coronati stated that they need the opinion of the board. The proposed road is 5,000 feet long; if the board wants them to install street lighting, how many feet apart do they want the lights? He said he did not want the road to look like a landing strip though some lighting is required.

Mr. Day stated that he thinks any type of street lighting is intrusive and he doesn't think there should be any at all, though some lighting would be necessary in the elderly housing areas. He said he lives in a subdivision that does not have any street lighting. He does not want to see any lighting in the conventional housing areas.

Traffic study: Mr. Coronati informed the board that he has contacted a traffic-engineering firm to have a traffic impact study done. He hopes to get their findings to the board at the October meeting.

Sidewalks: Mr. Coronati stated that they did not propose any sidewalks for the subdivision plan – this is an option of the board. Mrs. Fillio responded that she liked sidewalks, and if these elderly housing residents are as young and active as Mr. Hirsch told them they would be at the last meeting, they would also require a bike trail along the road for bikes and joggers as well. They need an area and lane out of the traffic. The board must look into the future.

Mr. Coronati proposed two types of sidewalk designs – one with a raised curb separate from the road, and one a widened side of the pavement (4-feet wide) with a painted line delineating the traffic right-of-way and a sidewalk area. Both the road and the sidewalk would be within the right-of-way and it would ultimately become town property.

Members agreed that sidewalk provisions should be made in the development, but were not sure of what specific design should be used. Mr. Coronati noted that widening the road an extra four feet (paved shoulder) and painting a white line to separate it from the main vehicular traffic would also benefit joggers and bikers. It is easier to maintain in the winter months– sidewalk plowing v. road plowing. Members agreed to ask the Road Agent his opinion as he would ultimately be responsible for maintaining it.

Mr. Fillio stated that people would end up parking on the paved shoulder and obstructing the sideway path. Mr. Coronati responded that there is an existing trail behind the other houses and they want to upgrade it to make it more accessible. They would upgrade it to a gravel road.

Mrs. Fillio stated that the trail should be paved as most elderly people, and some not so elderly, do not want to walk on uneven ground. Mr. Coronati replied that the trail would be used during non-winter months and that the 24-foot wide road is wide enough to walk on safely.

Sidewalk design discussion continued. Mrs. Fillio stated that it is safer to have a real sidewalk v. an extension of the main subdivision road. Mr. Hirsch replied that if they design a separate sidewalk and the town takes it over, it adds another expense to the town to maintain it. He asked if the town had special sidewalk equipment. He said that the board told him at an earlier meeting that they (the board) wanted to keep services to the subdivision at a minimum.

Mrs. Fillio replied that the board did say that, however, if the residents are upward and mobile like joggers, bikers, and runners, they would want a sidewalk to use. Furthermore, if they intend to build trophy houses, they should include a safe walk around area.

Mr. Hirsch stated that he would build whatever the board wants. Separate sidewalks would in fact, enhance each lot's value; the development would have more appeal.

Mr. Coronati stated that the area of grass between the road and the sidewalk might create a mowing issue. Mr. Conti added that if the sidewalk was separate from the road, a mailbox would be placed out by the roadside making an obstacle for sidewalk plowing. If the sidewalk was an extension of the road, the snowplow would be required to make two passes, as snowplows are not wide enough to do it in one pass. There is a cost factor either way, but it is least costly to the town to keep the blades on the ground and do two passes.

Mr. Coronati added that there would be no curb to hit and the snow could be pushed farther off the road.

Mrs. Fillio asked how they were going to maintain the lots in the subdivision that could not be developed until available building permits were allowed.

Mr. Hirsch replied that he does not plan to build the houses himself; he would sell off the lots. Access and availability of building permits are factors in the sale of those lots as they would need to work their way into the development. He does not plan to sell the first lot and then the last lot – he hopes it will be progressive. At further inquiry he stated he does not have a phasing schedule.

Atty. John Ratigan stated that there are no limitations on the building permits issued for the elderly housing developments. Regarding the road network, he asked about the town's road bonding process – they might only build up the first 150 feet or they could build out the entire road.

Mr. Fillio said he wants to see some idea of what will be developed over a period of time – they need to determine the impact and the timeframe of that impact to the town. The town has a right to get that information upfront.

Atty. Ratigan responded that they could build out slowly or sell the project to another developer, either way, the project will still be governed by how many permits are available and the economy.

Mr. Coronati redirected the discussion back to the sidewalk issue and noted that they must file a wetland permit application for the project very soon, and the design of the sidewalk is a factor in that application. They need to know what design the board wants before they can submit their application to the state and they would like to submit it soon. He said a curbed sidewalk requires underground draining and basin. He asked if he could get an answer from the board at the next meeting.

He then addressed Ms. Carriel's inquiry about cluster development consideration. He said that the project does not lend itself to a cluster design. They have to build the road out to the elderly housing developments – they cannot design a good loop road system with a cluster development and they can't cut the road short.

Mr. Day stated that the regulations provide for a 1,000-foot limitation on cul-de-sacs – if the road is built out in increments, each increment would be a cul-de-sac until the loop is finished. This could be a problem. He suggested putting in the entire road at one time. Bonding procedures were discussed. Atty. Ratigan stated that they would do whatever the regulations require regarding the road construction – they have no problem with that.

Roadway to undeveloped parcels: Mrs. Fillio asked how the applicants planned to resolve not land-locking the Quintal property. Atty. Ratigan stated that he spoke with Dennis Quintal just prior to this meeting and that they are agreeable to connecting to his

property later. He said that they have no problem with the concept of connecting, but they are still working out the details with Mr. Quintal.

Ms. Carriel inquired about the Smith and Morse properties. Mr. Fillio noted that the 12-foot gravel road to the pump house could also act as an access to the Smith property – they could widen the access to 50 feet.

Atty. Ratigan replied that the law does not provide for developers to access all backlots, but the town seemed interested in providing a network to Sanborn Road. They would be receptive to the board's recommendation to where to put it.

Mrs. Fillio responded that those large parcels abutting the Maplevale property have been owned by East Kingston residents for many years and that they would find it a serious slight not to have the board make sure these parcels are accommodated. If they can't get to their land, it makes the land less valuable.

Atty. Ratigan stated that the Smith land has access on Sanborn Road already and to put a connecting road to his property would be inappropriate. He said they are currently talking to the abutters about this. Mrs. Fillio stated that the board must consider the future planning of roads. She also advised the applicant to speak with Richard Smith soon about his property.

Conservation Commission concerns: Noting that the Conservation Commission serves as an advisor to the board, Mrs. Fillio asked Conservation Commission Chairman Larry Smith for comments or concerns regarding this proposal.

Mr. Larry Smith replied that he had one question and two comments. He asked if the applicant had chosen an organization, agency or the town to hold the conservation easement on the two back lots. He stated that the town can hold the easement or they can contact Rockingham Land Trust, the Fish and Game Department, the Rockingham County Conservation District, or other agencies.

Atty. Ratigan stated that the easement is for more land than what is required. The NHDES has well radius requirements they must meet, however, they have gone over and above that requirement. He said they would take direction from the Conservation Commission on whomever they want to hold the easement.

Mr. Larry Smith further noted that as a result of a site walk they conducted on the property they located an existing 12-inch pipe located by the apple orchard. He acknowledged an 18-inch pipe is proposed in the upper crossing of the Maplevale Woods development, however the two 18" side by side pipes proposed at the main road of the subdivision which would lead into a 12-inch pipe that runs parallel to the railroad tracks is unacceptable. He stated that the 12-inch pipe should be eliminated and the water runoff should be allowed to flow wherever it goes. He said that whoever buys those lots won't want a lake every time it rains – the pipe should be torn out and the swale restored. They should contact the railroad company to see what drainage is going on at the railroad tracks.

Mr. Coronati stated that the water goes down the tracks. Mr. Larry Smith stated it should go under the tracks and eventually end up in the Powwow River. Abutter Matt Davis told him he does not want any more water flowing onto his property, nor does he want his pond drying up. Water going down the tracks, like it does now, ends up in the Exeter River watershed.

Mr. Coronati stated that removing the pipe would introduce more runoff off site. Elevations were reviewed and Mr. Larry Smith stated that he needs to do further study. Mr. Coronati said that he is trying to keep a decrease of off site water runoff, but would do whatever the board wants him to.

Mr. Larry Smith then voiced his second concern of there being tens of years of pesticides and the like sprayed on the orchards. He asked if any groundwater and soil testing for such contaminants had been conducted.

Mr. Hirsch replied that they have tested for lead and arsenic. Mr. Larry Smith stated that further testing for any contaminants need to be done. He then noted a situation in North Carolina where a development was built on an apple orchard and later found the ground to be highly contaminated from years of pesticide spraying.

Atty. Ratigan stated that his house is located on a former Applecrest Orchard lot and he had his water tested for arsenic, lead and organic matter. Mr. Coronati agreed to do a ground water and soil test in the apple orchard area, specifically looking for such contaminants.

Fire Department comments: At board inquiry, Mr. Conti stated that the Fire Chief has had input on the subdivision plan and it appears the applicant and the Fire Department are on the same page. He said Alan, Rob and he went over the specifications required. Such

consideration was given for a hydrant system or a fire pond and cistern system, either plan meeting the 1,200-foot dwelling to water source requirement.

Library inquiry: Mrs. Fillio then asked if the applicant had yet been approached by the Library Trustees regarding the acquisition of a parcel for future library location. She stated that she was being cautious on this subject, as she could not speak on behalf of the Trustees and act as vice chairman to the meeting.

Mr. Hirsch replied that he was not sure what the Trustees have in mind, though he does have some interest in it. Atty. Ratigan stated that it is hard to discuss this issue until they see how the elderly housing development flows out. Mr. Hirsch said that the elderly housing lots have not been priced out yet. The entrance to the development is very important to him as it sets a standing. He said he is helping the church out with its parking lot. If the library is located between the church and the town office building, it restricts his ability to make a statement about the development. He said he would consider revising his plan and would be open to discuss the issue further. Centralized location was noted.

Mr. Fillio stated that the exploration for library possibilities is not for planning board consideration at this time.

Driveway permits: Mr. Coronati advised the board that he has received two of the three NHDOT permits necessary for this project. The outstanding permit concerns the current Library's driveway in front of the Madej house. He said he would like to meet with the Board of Selectmen for their signature approving the cutting of the corner and moving of the roadway.

Environmental assessment: Ms. Carriel stated that since going on the site walk with the Conservation Commission, she noted a substantial amount of wetlands. She noted that the town of Brentwood's Conservation Commission recommended an environmental assessment regarding wetland habitat and endangered species be done on a recent project in their town. Is this something the Conservation Commission is interested in here as well?

Mr. Larry Smith replied that as part of the Dredge and Fill application, they will need to contact the National Heritage Inventory who would have a record of any endangered species reported. They would have very general information. Mr. Fillio stated that any study would need to be done over a twelve-month period.

Mr. Coronati reported that the site walk staking of the road at the intersection has been done. Mr. Day noted that the plan indicates the 24-foot wide road be decreased to 20-foot wide through the wetlands. The regulations specifically require the road be 24-foot wide. Noting the Fire Department's needs for apparatus passage, the board said the road should remain 24-foot wide.

Mrs. Fillio then closed discussion on the Residents of Maplevale, LLC's subdivision plan and the following outstanding items were noted:

1. Correct abutters on the plan.
2. The Road Agent needs to be contacted regarding the sidewalk design – 4-ft paved shoulder v. separate sidewalks. Response is requested by next meeting.
3. The agency or organization to hold the conservation easement be identified.
4. Apple orchard area groundwater and soil be tested for contaminants.
5. Remove drainage pipes noted by Conservation Commission and restore the swale.
6. An agreement on lighting needs to be made – to light or not to light the road.
7. The board wants to see a phasing schedule of the development.
8. The road needs to run to the edge of the development to allow for future access to Sanborn Road.

MAPLEVALE WOODS

Mrs. Fillio opened the work session review on the first elderly housing development proposal submitted by The Residents of Maplevale, LLC. This project is referred to as "Maplevale Woods." At member inquiry, Mr. Coronati indicated that the road for this development would be built all at once, not in phases. Ms. Carriel then listed major items to be addressed as a result of her review of the plan.

1. Arrangement of the homes – is the board happy with the layout?
2. Sidewalks are required as well as pedestrian access to offsite community facilities (meeting house, town buildings, church).
3. Is the visitor parking adequate?
4. Lighting designs and layout need to be discussed.
5. Landscape buffer of 25 feet is required. Details need to be submitted.

6. Architectural designs showing materials to be used need to be reviewed.
7. Signage design, size and location needs to be reviewed.

She stated that these are the basic items, including some that will affect the drainage and other items for engineer review.

Mr. Day asked why a loop road is proposed that goes through the wetlands; why not two cul-de-sacs? Mr. Hirsch replied that he had considered this and opted for the loop road for two reasons. 1) Better for the residents to move within the development without having to go onto the main subdivision road. 2) On sheet C-2 the outline of the blueberry patch can be seen. A loop road would have less of an impact on it. However, if the board wants him to put in two cul-de-sacs, he would be agreeable to it.

Mrs. Fillio stated that she too, thinks it's a good idea to have a nice walk around instead of forcing residents to go out onto the main road. A road is already there at the wetland crossing. Mr. Conti stated that this issue was discussed at the Fire Department's meeting and the Fire Department prefers a loop road for better accessibility.

Visitor parking: Mr. Coronati noted that the loop road measures 1,650 feet. At further inquiry he stated that most of the units would have two car garages, some only one car. Some driveways are designed with turn-arounds. An additional seven visitor parking spaces were added to each end of the development, which would provide a total of fourteen spaces. He said that each lot can hold at least three cars in each driveway and garage. There would be eight parking spaces at the community center, which could also be used for overflow parking. A path to the processing building (future meetinghouse) already exists and would remain gravel; residents could walk or drive there.

Mrs. Fillio suggested the path to the meetinghouse be paved, as residents should have the right to walk on safe terrain. She reiterated that older people prefer even ground, as they are less confident on their feet. Mr. Fillio agreed and stated that if they are making provision for people to drive smoothly around the development, they should be able to make the walk around smooth as well.

Mr. Coronati agreed to pave path to the meetinghouse as suggested by board members. Mr. Hirsch added that the basic reason for a community center (meetinghouse) is so the association would have a place to hold their meetings. He does not have plans to make it a recreation room at this time, however the association could vote to make it one. At further inquiry, Mr. Coronati stated that the gravel road to the meetinghouse has an 18-foot drop in elevation.

Lighting: Mr. Coronati indicated that they propose to have some lighting at the entrance to the road, at the entrance to the community center, and at any intersection. Mrs. Fillio agreed that the elderly housing development should have lighting; it is a safety issue and it is different from the conventional housing in the subdivision.

Mr. Coronati stated that the houses are located 20 feet from the road and each home's outside lighting would be enough to illuminate the roadway. Mr. Hirsch offered globe-style decorative lighting 15-18 feet high and located at the landscaped area, at the visitor parking areas and each corner. Mr. Fillio stated that Mr. Hirsch's lighting plan seems acceptable.

Visitor parking: Mr. Day stated that he would like to see the visitor parking areas more centrally located v. stuck at each end of the development. Mr. Fillio noted that there was quite a distance from the visitor parking to the nearest homes. He thought visitors would be more inclined to park right next to the homes.

Atty. Ratigan responded that the regulations stated they must provide visitor parking, however the reality is that people will park on the street right in front of the houses. It was noted that the speed limit would be posted at 20 mph.

Sidewalks: Mr. Coronati indicated they are not proposing sidewalks throughout this development. Only nineteen two-bedroom homes are being proposed, thus little traffic making the road accessible for pedestrians. A small loop road measuring 24-feet wide is proposed. Mr. Hirsch added that sidewalks setback from the road are not easy walking areas for seniors. His own mother prefers to walk on the road than on elevated and curbed sidewalks. This loop road would also be association owned.

Mr. Day agreed that sidewalks are not necessary in this development. Ms. Carriel strongly recommends the board to consider requiring sidewalks. Many new Nanning recommend such developments have sidewalks. They give a more livable and community feeling and they add to the measure of safety. She recommends sidewalks on at least one side of the road.

Mrs. Fillio stated that she would not vote for an elderly housing development without sidewalks. Those residents will need a safe place to walk.

Ms. Carriel further stated that having a town center with services available just down the road is reason enough to put sidewalks into the front area of the development. They need to look at future sidewalk needs. She offered to put some information together supporting the use of sidewalks for the next meeting. Members agreed. Mr. Day said he thinks the public should have some input on this.

Mr. Hirsch stated that he was willing to compromise on this issue and propose a 20-foot road with a 4-foot sidewalk. Mr. Coronati said when he first started this project, his goal was to create the least amount of impact to the area – that is why they didn't propose sidewalks from the beginning. He suggested the roads be narrowed as well.

Mr. Hirsch agreed that sidewalks are important for younger family and children, however individuals aged 55 and older find curbing more difficult to maneuver – the roadway is easier to navigate than raised sidewalks.

The board agreed to discuss this issue at the next meeting after Ms. Carriel provides more information on sidewalks.

Landscaping: Mr. Coronati stated that the regs provide for a 25-foot landscaped buffer around the development and that natural landscaping is allowed. They proposed to do just that around the perimeter of the property. He said their landscape architect designed what typical duplex and house landscaping would look like. A sample design was submitted showing landscaping around a home and at the front entrance. He said additional landscaping would be done throughout the site and that it would not be inexpensive material used.

After reviewing the landscaping design, Mr. Fillio asked why the entrance island was being proposed so far in from the road. Mr. Coronati explained that it is set farther in so that it would be past the church's parking lot entrance. Mr. Hirsch added that this landscaped island would also force traffic to slow down at the entrance of the development. He is proposing no speed bumps.

Signage: Mr. Hirsch stated that he is proposing signs at the corner of the main entrance and a smaller one on the island. The smaller one would be directive, as he does not want people to be confused with Maplevale "Woods" and Maplevale "Farms." He may use numbers, he has not decided yet.

Mr. Coronati stated that the island might need a light and the proposed width would need to be reviewed and modified to accommodate plant growth. Mr. Hirsch stated that he envisions a dwarf maple tree over a small waterfall – a nice entrance. Discussion about tree roots pushing up through the pavement transpired. Mr. Hirsch would take this into consideration while designing an island landscape plan. Mr. Coronati offered inviting the landscape architect to the next meeting to discuss possible designs.

Mr. Hirsch stated that he might have to increase the width of the island to 12 feet. When asked, he stated the each home would not be more than 1,500 square feet in living space.

Test pits and septic: Mr. Coronati reported that most of the test pits are done. He said leach field and septic systems are typically not designed until after the board approves the project. Once the plan is approved, they will submit designs to the Building Inspector and to the state for NHDES approval. They propose to combine two to three units to a septic system with each unit having its own septic tank.

House layout: Mr. Coronati stated that the house locations were done in the office, but they would like flexibility to be able to move them to avoid having to cut some of the larger trees. They would meet the 35-foot between buildings and all setbacks. Members agreed that house layout could be modified to save larger trees as needed.

Meetinghouse: Mr. Day inquired if the meetinghouse would have restroom facilities. Mr. Coronati replied that the building already had running water and bathrooms – this was a factor in deciding to convert the processing building into a meetinghouse. Members asked where the leach fields for this building were located. They said that the meetinghouse should have an up-to-date septic system. Mr. Coronati noted that the meetinghouse has two existing wells and that they can run water and sewer to the meetinghouse if needed.

Affordable housing: Mr. Hirsch stated that at the first meeting an abutter made comments about the affordability of the homes in this development. With the water system, etc. this would be an expensive development, however, he would like to be able to provide lower cost housing (not to be confused with low income housing). He would like to propose eliminating two of the single-family conventional lots, combining their acreage with Maplevale Woods, cutting in a new road and maintaining a buffer between the other homes of Maplevale Woods, and building three quadplexes. These units would be smaller and closer together. He would pay whatever fees are applicable to this plan, but he does not want to have to re-submit from scratch.

Mr. Day stated that he would like to reserve his opinion of this plan until he has looked at the ordinance. Atty. Ratigan stated that the board is not obligated to allow them to change the plan at this time, but he is asking if the board would consider it without having to start the process all over again. He cited the school impact for conventional developments and that reducing two homes from this project would add to the tax base without further burdening the school. These would be two-story building with elevators – a total of sixty-six units in all for the Maplevale Woods project.

Members reviewed the outstanding items to be addressed for further review of Maplevale Woods as follows:

1. Sidewalks– further discussion is needed.
2. Meetinghouse leach fields need to be up to date and shown on the plan.
3. Information on the wells that service the meetinghouse is needed.
4. Consideration and process of eliminating two conventional lots and adding three quadplexes is needed.
5. Further detail on the landscaping and signage is required.

MAPLEVALE FARMS

Mrs. Fillio opened discussion on the Residents of Maplevale, LLC's second elderly housing proposal identified as Maplevale Farms. Mr. Coronati reviewed the outstanding items noted at the August 20th meeting.

1. The name, license number and seal of the licensed land surveyor will be put on the plan.
2. All abutters' names will be keyed on the plan.
3. Test pits are not all done as of yet, but will be shown once completed.
4. The proposed community wells need to be shown.

Water system: Discussion about the community wells and the water lines transpired resulting in Mr. Coronati agreeing to produce an overlay view of the entire water system throughout the entire development. Mr. Day stated that he was not sure fire hydrants were in the best interest of the Fire Department as they might pose additional maintenance problems to an already understaffed fire department. Mr. Coronati responded that fire ponds and cisterns also require maintenance. He said that Alan Mazur thinks hydrants are the best way to go.

Mr. Day replied that dual-purpose piping is difficult to maintain – this he knows from past professional experience. Mrs. Fillio stated that the home association of the elderly housing development would oversee the maintenance of the water system within their development, but who would oversee the water system in the conventional development outside the association?

Mr. Fillio stated that it sounds like the town gets the pipes, roads, and maintenance thereof, but not the water source. Mr. Hirsch stated that another option he is considering is selling the water system to a company (Penichuck) who would maintain the water system, own the source and bill the customers using it. Mr. Fillio asked if the town would need to buy water for the fire department should they need it.

Atty. Ratigan was not sure and stated that they would have to research all avenues. Mr. Day stated they are creating as they are going along. Mr. Coronati noted that he does not have elevations on the duplex and quadplexes yet.

Marketing: Mr. Hirsch said that he is working on marketing the elderly housing units at a target of \$250,000, \$200,000, and \$175,000. He said trends indicate babyboomer are getting ready to retire. He also wants to provide a number of units at a less expensive price that would allow seniors to afford wintering in Florida during the winter months. There is also less of a tax impact by having two of his conventional lots converted to elderly housing.

Mr. Coronati stated that the duplexes would basically be two single units put together with garages. He then continued his review of the items noted by the previous review.

5. Elevations of the buildings were in fact submitted with the original application.
6. Solid waste disposal service would be governed and paid for by the association and picked up by a private waste removal company. Trash enclosures would be located at each unit with unlocked access from the outside and locked access from inside the units. Trash collectors would approach each unit and remove the trash – there would be no curbside pick up.
7. They are still working on landscaping plans.
8. They are still working on signage.
9. They will address lighting at the next meeting.

10. Regarding sidewalks, this development has the ability to have a working trail around the back. There is already an existing trail – can walk it today. It would remain gravel.
11. The 35-foot separation between buildings will be clearly shown on the revised plan. Each unit will have a foundation certification done, as mortgage companies require it.

Septic systems: Mr. Larry Smith noted that Sheet # C-3 does not show the septic systems. Mr. Coronati replied that they are proposing one single leach field in back to service nine units. Members indicated that they wanted the septic system for all nine units shown on the plan (inside the loop).

Building layout: In reviewing the layout of the buildings members noted that this development was not as creative and aesthetically pleasing as Maplevale Woods – all the duplexes are lined up along main road. After some discussion, Mr. Coronati agreed to adjust the placement of the duplexes to offer a more community feel and variety as well as modifying driveway layouts to reduce the number of curb cuts.

Town Engineer requests: The recording secretary informed the board that the town engineer has requested copies of the site plans for the elderly housing developments so he can conduct a thorough review of the drainage report. The placement of the proposed homes has a bearing on the report. There was some concern that not all items have been addressed on the elderly housing plans, and the board has not even invoked jurisdiction on them. The board ultimately decided that the plans were adequate for review concerning the drainage report. The town engineer also requested he be able to contact the proposal's engineer for more information. Members agreed to both requests.

Atty. Ratigan noted that they are still looking for direction on substituting the two conventional lots for three quadplexes. He said that he feels it would not create a noticing problem as all abutters have been formally notified and any having any interest would attend the meetings. Members would discuss this at the next meeting. Members also requested schematics of the proposed duplexes and quadplexes.

Members reviewed the outstanding items to be addressed for further review of Maplevale Woods as follows:

1. The board wants an overlay plan of the entire water system.
2. Water system ownership and maintenance responsibility be clarified both inside and outside of the associations.
3. Signage designs needed.
4. Landscaping designs needed.
5. Lighting plans needed.
6. The layout of the duplexes be adjusted to create a more community atmosphere.
7. Schematics of duplexes and quadplexes be submitted – include side views as well.
8. Show the septic system inside the loop.

Noting how productive the work session was this evening, Mrs. Fillio closed discussion on the Residents of Maplevale, LLC's proposals. Mr. Coronati, Mr. Hirsch and Atty. Ratigan thanked the board and left the meeting.

Mr. Day announced that he had a solution to the Board of Selectmen's lack of concern over the sound issues at the Town Hall. He then produced and distributed hot pink miniature megaphones to each board member to use at upcoming meetings. Members found this quite amusing.

With no further business,

MOTION: Dr. Marston motioned to adjourn. Mr. Fillio seconded. The motion passed 5-0 and this September 6, 2001 Planning Board Work Session ended at 11:00 pm.

DE Jly

Catherine Belcher
Secretary

Minutes completed and on file September 9, 2001. Approved: 9/20/01