

PLANNING BOARD MINUTES

June 7, 2006

ROLL CALL:

Phil LoChiatto, Chairman – Present
Nancy Prendergast, Secretary – Excused
Ross McLeod, Regular Member – Excused
Neelima Gogumalla, Alternate – Excused
Rick Okerman, Alternate – Excused
Alan Carpenter, Selectmen Alternate – Excused

Ruth-Ellen Post, Vice Chairman – Present
Walter Kolodziej, Regular Member – Present
Pam Skinner, Regular Member – Present
Steven Griffis, Alternate – Excused
Margaret Crisler, Selectmen Member – Excused

STAFF:

Al Turner, Director of Planning and Development – Present
Rebecca Hebert, Town Planner – Present

Mr. LoChiatto opened the meeting at 7:30 pm.

MINUTES:

- Ms. Post motioned to approve the May 24, 2006 minutes. Ms. Skinner seconded. Passed 4/0;
- Mr. Kolodziej motioned to approve the May 31, 2006 minutes as amended. Ms. Skinner seconded. Passed 3/0/1. Ms. Post abstained.

BOND:

Searles Road: Recind previous vote to release portion of Searles Road because it was never actually released. Ms. Post motioned to recind the partial release of the bond regarding Gov Dinsmore Road and Searles Road, Station 10+25 to Station, 30+43.91 as signed on February 16, 2000, and increase the bond by \$17,773 to total \$45,308. Mr. Kolodziej seconded. Passed 4-0.

CORRESPONDENCE:

- Letter from SFC Engineering requesting to continue the High Pointe East subdivision to the June 21 meeting. The Chairman granted the request;
- Memo from David Sullivan regarding a possible sale of town land, lot 8-A-52, 19 Seavey Road. Mr. LoChiatto read a letter from Anitra Lincicum and Todd Brodeur. Ms. Post motioned to recommend to the BOS to allow the sale of lot 8-A-52, 19 Seavey Road for the purposes of lot merger with lot 8-A-56, 23 Seavey Road, and also with the condition that the existing building on lot 8-A-52 be torn down and removed. Mr. Kolodziej seconded. Passed 4-0;
- E-mail from Gary and Dyan Ciccone regarding Rock Pond water testing. Discussion: Proper action should be taken by Board of Health;
- Colored renderings and detailed architectural drawings for Next to Nothing Site as required by the Board as a condition of approval. Discussion: Colors, request the applicant to come back with approved construction drawings which includes colors and siding materials.

PUBLIC MATTERS:

Pine Hill Estates – 15-lot Open Space Subdivision – Public Discussion off Sheffield Street, lots 6-C-1, 100, 2000A and 2000B

Mr. Turner introduction: Prior Pine Hill Road recommendation, Board of Selectmen (BOS) opened portion of Pine Hill Road with connection to Jackman Ridge. Applicant proposes 15 lots, 3200 ft length of road. Master Plan with possible Wall Street connection to Pine Hill, preserve corridor, NHDOT, proximity to Rte 93, 60 DB level needs to be identified, windows, walls, sound resistant materials. Sheffield Street neighbors previous testimony to second way out, abutter notification. Selectmen looking for recommendation from Planning Board for what portion if any of Pine Hill Road should be opened to allow this development. *Mr. McLeod joined the Board.*

Mr. Zohdi: Agrees with Mr. Turner. BOS opened portion of Pine Hill Road previously subject to connecting to Jackman Ridge. Conservation Commission petitioned BOS. Road connectivity is reason we are here. Jim Gove flagged wetlands. Mark West hired by Conservation Commission. Pictures. Planning Board, Selectmen, Conservation Commission have all walked this site.

Mrs. Hebert: Length of dead end road 3,200 ft long, Highway Safety has concerns. Discussion: Exceeds cul-de-sac length, illegible drawings, loop roads, connect road to distribute traffic and secondary connections, in Master Plan, lawsuits, Squire Armour does not have a permanent cul-de-sac that exceeds length. Isolated neighborhood, bad planning, and wetlands, Mr. McLeod fundamentally opposed to length without another connection. Connection options.

Public Comment from: Dr. James Finn, Conservation Commission: refresher, wide wetland, very active, rookeries, big crossing, connectivity but what is the balance in these things, flexibility, wildlife is not sustainable with a road through it. Where is the balance for these things? There should be a greater balance for this particular wetland. Conservation Commission equivocally opposed. Road width assume 28 feet, can still get around due to clear cutting, trucks can now go around things, brush trucks, not that big an issue increased cul-de-sac length for wildlife preservation. Hired Mark West to evaluate Pine Hill Road would be another destructive process. Allow as loop road longer than what is usually asked for but lesser of two evils. If it were not such a sensitive area, would not oppose. Discussion: Wildlife degraded with development, animal scientist, corridors, speak from professionals standpoint,

Public comment from Bruce Breton, Conservation Commission: Hired West Environmental Service and their report stated: loop road has no impact on wetland and also preserve wildlife corridor. Mr. Turner distributed report to Board members. Discussion: What does the wetland look like now? Prior to rainstorms it was very dry. Beaver dams may be broken up. Unbuildable – against our regulations, site walk to explore connection to Jackman Ridge, Pine Hill Road or Wall Street; more engineering required, Pine Hill Road had been previously engineered, Conventional subdivision plan, loop road, exception for wetland and rookeries, and Highway Safety Committee.

Public comment from Wayne Morris: Not part of earlier discussion with Conservation Commission. Latest layout, alternates have more impact, steep slopes, rookeries are viable. Favor loop road versus wetland crossing.

Mr. Turner: Recommendation should include how much of Pine Hill Road should be opened. Mr. LoChiato: No clear purpose what we are here for.

Mr. Zohdi: BOS opened a portion of Pine Hill Road subject to connecting a road to existing ROW at Jackman Ridge. Conservation Commission, at time of dredge and fill, asked BOS to remove condition of making connection. Tonight Planning Board to make decision, open all of Pine Hill Road, require connection to Jackman Ridge, or wait for a future connection.

Mr. Turner: BOS feel they may have overstepped their boundaries with the connection. However, connection is still a condition. BOS needs to know how much of Pine Hill Road should be opened. BOS looking for input on the reclassification of Pine Hill Road. Mrs. Hebert: Two issues: Subdivision design, BOS reclassification of Pine Hill Road.

Mr. Zohdi: Planning Board always has decision: connect to Jackman Ridge. Do you want to open Pine Hill Road?

Mr. LoChiato: supporting or not supporting Jackman Ridge connection because applicant is asking for that removal from BOS previous condition. In favor of recommending removal of that condition of approval. Discussion: The Board will review the proper place for a connector.

Mr. Kolodziej motioned to request that BOS remove condition of approval of this project connection to Jackman Ridge Road. Seconded by Ms. Post. Passed 4/1 Mr. McLeod opposed. *Ms. Skinner left the Board.*

Terra Bella Subdivision – 18 lots – Public Hearing off Bear Hill Road, lot 20-D-4000

Mrs. Hebert introduction: conventional subdivision to temporary cul-de-sac, proposed connection to abutting lots, 18 buildable lots, 42 acres, rural district, 28 feet road width, 8% maximum slope, road connection. Motion to accept for public hearing by Mr. McLeod second by Ms. Post. Passed 4/0.

Mrs. Hebert: No comments received from Fire, Conservation Commission, Highway Safety. Comments

received from Transfer Station, Highway Agent, Police, Trails, and Historic District. 2 waivers and 4 Special Permits requested. Innovative drainage design. Ground water Study: Recommend wells over community supply, water-sensing devices on irrigation systems. Slopes, extensive blasting required, note on plan, steep cuts, 30 feet vertical ledge cuts adjacent to the road, requesting 1st 20 feet of driveway be constructed – note in plan set. Traffic Study update: Heritage Acre subdivision included the general build out of this area. CLD prepared original report, reviewed and updated for Great Mountain View Subdivision. Report is valid.

Mr. Zohdi: full cul-de-sac, future traffic calming, 25 feet access easement to gage property, trail easement not acceptable to applicant, donate \$1,000, site walk, remove treatment swale from WWP. Discussion: driveway recommendation, traffic

Bob Lyford, CLD Engineer: Traffic flow, queue. Discussion: Staff recommendations, cul-de-sac not designed as roundabout.

Mrs. Hebert: 3 additional items to staff recommendations; irrigation system water sensing devices, improvements to London Bridge Road that were recommended by the Road Agent is still an open issue, and establish beginning of trail.

Mr. Turner: Highway agent comments in file, looking for donation toward London Bridge Road improvement. Discussion: subdivision location in relation to London Bridge Road, innovative drainage, allow time to watch/review; block length, evergreens.

Mr. LoChiatto read a letters from 1) Guy Shields, 18 Heritage Hill Road; and 2) Wendy Keller, 17 Bear Hill Road and also read comments from Highway Department.

Public comment: Cynthia Shields, 18 Heritage Hill Road; and Candia Johnson, 1 Bear Hill Road: Turn property into peninsula, section 605.4 of subdivision, traffic, dangerous curve, site distance, speed limit, schools, no shoulders for students to walk, block length, Why do we have an established 600 feet minimum? Growth, construction traffic, speeds, site walk minutes, ledge, blasting, section 203 conflicting subdivision regulations, higher standard, submitted pictures for the record, width of bear hill road is 26 ft, can Jamestown be 26 feet also, in favor of evergreen, help erosion, aware of 50 foot ROW, bad planning, traffic from high school, existing road condition, and Faith Road no cut zone,

Mr. Lyford: 200 cars from high school at peak time is pure guess to magnitude. One car is maximum waiting at stop sign at any one time. Could increase to 2 or 3 maximum. Discussion: drainage, sheet drainage cannot hold up soils beneath with the recent flooding, and 500 year storm.

Mr. Morris: Not representing trails, grateful of donation, understand trails issue, 25 foot total ROW to Gage Lands, and gated access to school. Discussion: Deeded access versus ROW, buffer, reduced width loses buffer, 50 foot right of way clears the same whether road width is 28 feet or 26 feet, Board and staff cut as little as possible, underground utilities.

Mr. McLeod motioned to grant the requested waiver of Section 602.5 of Subdivision Regulations as it will assist with traffic calming. Seconded by Mr. Kolodziej. Passed 4/0.

Mr. McLeod motioned to grant requested waiver of section 602.15 of Subdivision Regulations as it is consistent with prior Board action on the basis that staff has reviewed site distances and are in compliance. Seconded by Mr. Kolodziej. Passed 4/0.

Mr. McLeod motioned to approve 4 special permits as requested recognizing that they are comply with Section 601.1 of the zoning ordinance. Seconded by Mr. Kolodziej. Passed 4/0.

Discussion: London Bridge Road, how do we connect this subdivision to London Bridge Road, proportion repairs, section 506 of subdivision regulations.

Mr. Zohdi: approximately 80 lots total in 3 proposed subdivisions, if every lot donates \$1,000 then \$80,000 will be collected to fix road. Discussion: No data about upgrade, willing to accept \$18,000 now. If we don't calculate now, we won't have the chance, how much road does \$18,000 buy?

Mr. McLeod motioned to approve the subdivision with the following conditions: 1) All property bounds

that are adjacent to Town property or rights-of-ways shall be marked with granite (4" sq. x 36" long) and shall be installed level with the final grade. All other lot corners shall be marked with permanent boundary markers; i.e. stone or iron. 2) The road shall have a performance guarantee in the form of a bond or Letter of Credit prior to the recording of the final plans. 3) All state, federal, and local approvals shall be received prior to the start of construction and the recording of the plans. 4) Any work in the existing town right-of-way shall require a permit from the Board of Selectman; 5) The applicant shall submit to the Town a copy of the final SWPPP Report prior to construction; 6) The house address numbers and parcel numbers shall be approved by the Town Assessor prior to recording the plans; 7) The road names shall be approved by the Board of Selectmen; 8) The stone wall along Johnny Hill Road should be relocated to the edge of the right-of-way to preserve the appearance of the historic road; 9) Applicant shall provide to the Town, prior to the start of construction, evidence that adequate utilities are available to service the proposed development and a plan shall be submitted illustrating the proposed location of the utilities within the public right-of-way or utility easements; 10) Applicant is to supply a warranty deed for the road, which shall be reviewed by Town Council. All legal fees for the Town Attorney will be paid by the applicant; 11) If a cistern is used for Fire Protection, the easement and standard paved apron to access the cistern should be included in the final set of plans; 12) The applicant shall submit a copy of the plans on a CD in DXF (drawing exchange file) format. The plans shall be referenced to New Hampshire State Plane coordinates using the North American Datum of 1983 (NAD83) and the North American Vertical Datum of 1988 (NAVD88). The plans shall be tied in to real world State Plane coordinates using the datum specified above. To demonstrate this tie down, all features shall be stored in the NH State Plane Coordinate System and the plan location and coordinate values of at least two points shall be included in the submitted CAD file. The applicant will work with staff to determine what CAD layers should be included in the file; 13) The applicant shall have an engineer review the drainage on the proposed road six months after the drainage system is fully operating to verify that the design is working as planned. The engineer shall prepare a written report, and recommend modifications, if necessary, to the design which will be addressed immediately at the applicant's expense; 14) The applicant shall provide additional evergreen plantings to screen the proposed road from the adjacent lots on Bear Hill Road; 15) Change treatment swale detail on sheet 21 of 32 as per staff recommendations and as marked; 16) Irrigation systems to have moisture sensors installed, 17) Rough in the trail and mark with granite posts similar to Canterbury Road, 4" x 4" with 36" above grade; 18) Redesign temporary cul-de-sac to be functional as a roundabout with right-of-way and leave the option open for the applicant to return to the Board to remove this condition if the adjacent development road network lends support for the removal; 19) Accept \$18,000 donation toward the upgrade of London Bridge Road within five years. Seconded by Mr. Kolodziej. Discussion: \$18,000. Motion passed 4/0.

Mr. McLeod motioned to adjourn. Ms. Post seconded. Passed 4/0. Meeting adjourned at 11:10 pm.

These minutes are in draft form and have not yet been reviewed and approved.

Respectfully submitted, Nancy Prendergast