

**PLANNING BOARD MEETING
TUESDAY, FEBRUARY 26, 2002
37 NORTH MAIN STREET**

Members Present: Don MacVane, Hiram Watson, Troy Robidas, Kelly Parliman, Van Wallace, Jim Horgan
Hiram Watson seated for Norm Russell on vacation, Van Wallace seated for Bob Moriarty

Selectmen's Rep: John Fitch

Staff Present: Tom Rozwadowski and Fran Osborne

Public Present: Walter Ratcliffe, Joyce & Gary White, John & Jane Wingate, (Mike Norman, Molly Stark, Derrick Hill, and Brian Donovan all representing Pike Industries), Suzanne Pearlman, Suzette Richards, Craig & Kathy Lancey, Eva Christensen, Thomas Aubert, Packy Campbell

- Chairman MacVane brought the meeting to order at 7:00 p.m. Minutes of February 12, 2002 meeting were reviewed. Jim Horgan made motion to approve minutes as presented, Van Wallace 2nd, vote unanimous for approval - Troy Robidas abstained. The business portion adjourned at 7:15 until public hearing at 7:30 p.m.

- **Request to amend "Existing Earth Removal Permit" by Pike Industries, Rte. 11 (Tax Map R14, Lot 7), to include a 6-acre pond.** Brian Donovan, Environmental Corporation Manager for Pike Industries said this area had already been mined and excavated to 4' above ground water. Pike wants to go below the ground water level to create a pond by dredging down. Brian showed those present a drawing depicting where and how materials would be dredged and hauled from pond site. He also stated impact on the Cocheco River, remedial activity at the landfill and Coastal Materials were all taken into consideration as well as the town wells. Engineering plans were shown on the existing permitted area and where a 40' deep pond will be excavated. The tree line will remain. A clamshell dredge removes and stockpiles the dredged soil with water draining back into the pond site, a berm will be in place around entire perimeter of the pond. The operation will remain the same. All engineering and monitoring as well as landfill data showed no impact on the above mentioned areas. This will tie in nicely with the wetlands area to create good aesthetics and an area for wildlife. They will go no closer to the Cocheco River than now. In addition, there is no impact to the town well.

Walter Ratcliffe asked about water flow - Brian explained water flows from Cocheco River into the pond that will be created. Tom Aubert an abutter who does same type of work said he has no problem with it. Hiram Watson asked about a fence. Derrick Hill said there is a berm around the pond areas and they will comply with state regulations for mining with "deep water" signs in the area. This will be in the middle of all our property. Derrick said they were trying to add back to the community by partnering with Fish & Game to attract wildlife to the area. The slope is three to one and if someone was to fall in the pond they could walk out. Van Wallace asked how long this project would take and Brian said about 5 years. John Fitch asked about pond elevation - Brian said it will be slightly less than the river. Brian explained water recharge moves very well through this area. Snowmobiles and four-wheelers will see the berm area as well as signs. It is set back 100 feet from the tree line and we are going another 50' from the Cocheco River. For every 3' you go out into the pond, it will drop 1'. There will be no fence while we are excavating. Slope will be cut as they excavate. Troy asked about stagnant water. Brian said there is natural flow where the aquifer moves through the soil which will keep the water good, therefore algae is not a concern. The depth will also help to eliminate algae. Part of the reclamation process is aesthetics. We submitted the same plans to the state as presented here to you. This is a 29-acre area with 12 acres already excavated and the pond will be in this area. We will still be using the existing permitted area. John Fitch asked about being given a tour of the site. Brian and Derrick said just get in touch with them and they will be glad to do this. Brian explained they have worked with NRCS on the reclamation plan. **Hiram made motion to accept the plan contingent on State approval, no discussion, John 2nd, all in favor - motion carried.**

- **Site Review Application by Craig Lancey, 53 Glen St. (Tax Map U10, Lot 114), for a 4-unit and a 3-unit apartment building.** Craig explained the buildings would have 2-bedroom units with full basement and would be Town House New Englander style buildings. Troy made motion to accept application as complete, Jim 2nd, all in favor. Walter Ratcliffe said this should not be heard as an abutter was not legally notified according to RSA 676:4. Mr. Ratcliffe was explained that according to the records we use, the abutter (Susanne Pearlman) accordingly was sent and signed for and the abutter concerned, Suzette Richards apparently heard about it from Ms. Pearlman and she is here. It sometimes takes awhile for changed registered deed to get into our hands. Chairman asked Mr. Lancey to show Ms. Richards what is planned for the site. He also explained his plan shows her as the correct new owner. Ms. Richards said she will be looking at a parking lot. Craig said that was the area where he was able to put the parking area and that growth along the stone wall will be maintained. Don said this is a permitted residential use. Craig said the buildings will be New Englander style - tall and narrow with broken roof lines. Houses will be vinyl sided with green shutters in keeping with the neighborhood. Ms. Richards asked about traffic. Craig explained the run-down condition of the home there now and this would be an improvement. This will not at this time be Section 8 Housing. Don explained the board is here to see Mr. Lancey meets the Zoning Ordinance standards. Craig said this is income producing property for me. The costs are related to the income. Don said this is zoned residential and meets the requirements we set forth. Wetlands were flagged and DES and soil scientists have been to the site to make their determinations. Ms. Richards asked where the stream of water is going. Craig explained there is a 2-foot swale and engineer Tom Varney said a dredge and fill permit will be required which he has applied for. Craig explained the soil test results to her. She asked how close the parking lot would be - Craig said 15'. Chairman informed Craig that our regulations require him to screen the parking lot area. Susanne Pearlman previous owner of Ms. Richards property said the person from DES said he was assessing the wetland area to see about building on it. He asked to put a stake on corner of her lot. The DES man told her if she was concerned about someone building there to rest assured it would not be built on. The next thing she saw was a bobcat tearing up the land and she called the Wetlands Board. December 19, 2001 a letter was received from DES stating the activity of clearing brush was permitted. She is also concerned about the Weavers, an abutter that part of the land they are paying taxes on is not theirs. I was asked to come and speak on their behalf. They are concerned that they are proper land owners. Don explained they can file an appeal. Their daughter Aaron Weaver is living on the property and asked Craig to explain his plan which he did. Apparently surveying is not in agreement with what the Weavers think is their land. Craig said there are deciduous trees on the property now. Don said the Weavers could hire a surveyor to make sure the boundary line is correct. Our process is with the layout and site. Craig said he doesn't know who Susanne Pearlman saw but it was not the State because if it were I would have been notified if there were a problem. Craig has sent his Dredge & Fill Permit to the Army Corps of Engineers and a 2nd soil scientist (Ray Gelinas) also checked this area out for him. The brook will ultimately end up in the exact location it is now. Ms. Richards asked who will monitor this as she said she sinks in that area now and she will have a lake in her yard if more runoff is created. Craig - the State designates based on decades of experience before they approve anything - the bottom line is the State knows what they are doing. There should be no increase in the flow - a letter from an engineer that runoff will be accounted for was presented to the board for review. Ms. Richards has concern about barrier to parking area - Craig said he would be willing to put in shrubbery and Don said that will be between Ms. Richards and himself, not the board. Jane Wingate asked how many bedrooms - Craig said 2 bedroom units but that it is zoned for five if I wanted them. Jane asked how much taxes would be generated and will it cover the cost of educating kids. Based on properties already owned, they are rented by financially mature people paying at least \$900.00 rents. We have one child for 6 units at present and we don't anticipate otherwise. Packy - is there a limit on how many people can be in a bedroom - John Fitch said 70 square feet is required per occupant in a bedroom. Kelly said we do have drainage information. If you do have children is there a play area - Craig said yes, a large lawn will be in the back yard. Troy said he thinks Craig has done a good job leaving existing apple trees and other trees. You also need to be 25' from the existing intersection on Glen St. Van Wallace - Glen St. gets all the water in town - make sure water flow runs right.

Craig said I live here and endeavor not to be wrong. Jim Horgan asked about waste. The dumpster is explained in the narrative - receptacles will be kept in basements and taken care as needed. John Fitch - check with Tom on square footage on bedrooms. He also asked about an easement so the Town can take care of the culvert that is backed up with sand and silt. Hiram asked about drawings showing 4-bedroom units. Craig said these will be modular units built to BOCA code (this is a generic plan), but will be modified to 2-bedroom units. Walter Ratcliffe wants to know about notifying abutters. Ms. Richards did not receive a letter. Don - this was addressed. There is water on property visible from Glen St. and I'm surprised anyone could say they could build there. Don explained the wetlands issue. Two soil scientists have made the determination this is a Class III wetland and non jurisdictional. Mr. Ratcliffe would like a site walk done. No drainage study was in the folder and he would like another soil scientist to look at this. Also, this type of multi-housing unit does not fit according to the Zoning Ordinance and Master Plan and argues it is not well suited and lowers property values. Kelly read the part of Zoning Ordinance that states multi-housing is allowed in this area. Walter asked if Craig would guarantee these will never be turned into low-income housing. Craig said he has made an effort to design buildings to conform to the neighborhood. Kelly asked to list on the plan a 25' entrance. Troy said this type of housing fits very well and wants to make sure there is no additional water runoff. John Fitch asked the board to go and look at the property. He asked about cellars. Craig explained cellars will be walkout as the lot is not flat and creates a natural drop in back for walkout basements. He also asked Craig if the entrance was a road - no it is a 10' to 12' wide driveway. Packy - my entrance is 30' but it is a private road. In defense of Mr. Fitch, I think 12' is to narrow for the amount of traffic - you should allow for 2-way traffic at least 16'. Craig said the engineer set it up but the Planning Board can look at it and see what is required. Tom Rozwadowski said the plan was reviewed by Clark Hackett and Police Chief Scott Roberge. **John Fitch still would like to see a site walk of property. I'd make that a motion, Kelly 2nd - all in favor except Don MacVane who opposed. We will continue this to March 26, 2002 at 6:00 p.m. for site walk before the meeting at the Craig Lancey subject property.** Don explained there will be no re-notification. Chairman told Craig to make sure 25' entrance is on the plan and no additional water runoff is addressed, and screening needs to be done around parking area - give thought to this.

- **Site Review Application continuation Eva Christensen for yard-waste compost facility** Jct. Rte. 11 and Paulson Rd. (Tax Map R36, Lot 1). Eva for the record apologized to Mr. Fitch for losing her composure at the last meeting. Waivers were presented to the Chairman for signature regarding the "no paving" and "no engineering stamp." Eva explained on the large map (smaller copies were given to board members to follow), she referred to minutes of January 8th and 12th what was asked of her. She has provided the map with details (50-1 scale), building location, parking shown, filter strip, drainage area, manure bunker, retention pond, test pit delineated, etc. She labeled everything on map with addendum relating to the package provided with same addendum reference. In regard to the pond outlet she said NRCS said it will be a surface outlet - water has been calculated by an NRCS engineer. The pond will be 40' x 50' and 6' deep. The phasing is covered on the plan. Eva explained her schedule to the board using the addendum provided. The manure bunker will not be needed right away as she will not have a need for it, but will do in good time. She will have a lining in her pond to protect soil quality. Jim Horgan read Norm Russell's concerns (attached) and part of record Addendum H. Eva signed and highlighted report from NRCS. Eva said the test pit was dug down 40" and her wetland scientist said at 40" there was no water. He said this was sufficient for different levels. Kelly - she's provided the information we asked for. Addendum H - Best Management Practices by NRCS said they give approval and that it was a very good use of the property for a compost facility. Troy - asked about her phasing D - drainage. Will you be processing stuff without drainage. She said the drainage area will be built in April and I won't really be processing until later. She wouldn't do any real processing without drainage in place. She will respond to any problems. All people coming to the facility will be monitored by her. Van asked about signage be supplied for folks on Rte. 11. Eva said she might come back to the Planning Board for a sign on Rte. 11. Van thinks that is a good idea. Eva said her facility would be the only one with education available. Jim Horgan - I want to see drainage in

place first - Eva agreed. Her filter strip is designed to exceed limits suggested. The water should be protected. Hiram - this is an area for reclamation - Tom said this is another issue not for Eva - Eva said I will not be doing reclamation as such - I will be doing plantings of trees, flowers, etc. **Troy made motion to accept the plan making Addendum D the first year with a filter strip system in place, Kelly 2nd, all in favor - motion carried.**

- **Fee Adjustments for Code Enforcement, Planning Board and Zoning Board of Adjustment.** Chairman asked about voting to enact the new "**Fee Schedule**" provided by Fran and already approved by the Selectmen and presented for public hearing approval. There was no public input. John Fitch made motion to accept as presented effective March 1, 2002, Jim 2nd - all in favor - motion carried.
- With no further business to discuss, John Fitch made motion to adjourn at 9:55 p.m., Jim 2nd, all in favor - motion carried. Minutes recorded by Fran Osborne. Taped transcript available in the Code Enforcement Office.

APPROVED

Don MacVane, Chairman
Planning Board
Town of Farmington

Date