

PLANNING BOARD MEETING
TUESDAY, MAY 14, 2002
37 NORTH MAIN STREET

Members Present: Hiram Watson, Marty Chagnon, Kelly Parlman, Norman Russell, Troy Robidas, Jim Horgan, Brad Anderson

Selectmen's Rep: John Fitch

Staff Present: Ernest Creveling (Town Administrator), Paul Charron (CEO), Fran Osborne (Secretary)

Public Present: Margaret Russell (ZBA), Dave Berry (Berry Surveying/Engineering), John & Jane Wingate, Kathy & Craig Lancey, Gerald White, Walter Ratcliffe, Thomas Demers, Richard & Louise Hoage, James P. Shannon (Attorney for Packy Campbell), Don Rhodes (Norway Plains P.E.),

- Chairman Russell seated Marty Chagnon and Brad Anderson for Packy Campbell hearing. Meeting was brought to order at 7:00 p.m. Chairman asked for review of April 23, 2002 minutes. The following amendment was made:
Page 6 - 2nd line - we cannot mandate more strict requirements than the State.
Jim Horgan made motion to approve minutes as presented with above amendment, Kelly 2nd, all in agreement - motion carried.
- Chairman Russell passed mail to board members for their information: Strafford Regional Planning Commission Newsletter, a N.H. Office of State Planning Project Kick-Off on The Sustainability of Groundwater Resources in Southeastern N. H. and Granite State Designers & Installers Association on Proper Care and Maintenance of Your Septic System. Under new business, Brad also mentioned a 2-part workshop "Conservation Subdivision Design as a Tool for Building Community-wide Open Space Networks" on Thursday June 13th at Dover Middle School, Renaissance Room, 16 Daley Drive in Dover. Randall Arendt will be the speaker.
- **Tom Demers, Rte. 11, owner of Farmington Glass.** Tom is here to discuss a proposed new business on Rte. 11. He wants to possibly remove the mobile home in the front. He had previously come for a Site Plan for an automobile business and the person who was to run this business backed out. He now is thinking about a coffee and donut shop up front. He wants to do a drive-thru and this property is not zoned CC (Commercial Center). Before I do a Site Plan, I'm wondering about the zoning issue. I am in the IB District. According to the Table of Permitted Uses, this would require a variance. It is very close to the line of the CC District. The section of 153 to Meetinghouse Hill Rd. will be obsolete when they redo that section as proposed by the State. Kelly said you probably should apply for a ZBA Variance on your particular use. This could be done at a Joint PB/ZBA Meeting. We've done that in the past. Jim Horgan - is this a franchise business. Tom stated he is exploring franchises at this time. When the CC was developed we were thinking Meetinghouse Hill Rd. as the line and I would recommend a variance be issued for this. Tom Demers - after the state does the rework and light in that area, this would be in the order of what is in that area. Tom was told to come in to the Code Enforcement Office by May 16th to fill out a Variance form for the ZBA to be put on the June 6, 2002 agenda.
- **DCD Construction (Dan Cotnoir) Tax Map R64, Lot 2 property on Aiken Rd.** - discuss possibility of development on this property which is a Class VI road. Mr. Cotnoir did not show up for meeting.
- Chairman Russell asked Hiram Watson to update the Planning Board on the CIP. Hiram said the Planning Board decided to have a Subcommittee consisting of Troy Robidas, Margaret Russell, Ernie Creveling, Sylvia Howard, Norm Russell and himself. Patrick MacQueen of Municipal Resources, Inc. met with the subcommittee on Thursday to discuss what will be needed to complete the CIP. We will meet twice a

month until probably September. Dept. Heads will come up with what we need in capital expenses for the next 6 years. A spreadsheet with narrative to tell people what is going on will be developed. Our 1st meeting will be in 2 weeks and we will meet here. Jim Horgan asked about the cost by Municipal Resources. Norm said monies are set aside and appropriated for impact fee development and CIP. Ernie Creveling - I think the way you are going is good, the goal being to put together an accurate document that reflects the next 7 - 8 years. The idea will be a big help and more detailed. It needs to be updated each year as a regular part of the planning process.

- Chairman Russell asked about forming a Subcommittee to review and amend the Master Plan and Zoning Ordinance. Norm said the Master Plan has not been updated since 1998 and times have changed - we need to update this annually. The Zoning Ordinance is basically incomplete and needs to be updated also. We are looking for interested Planning Board members to serve on this committee. Brad Anderson, Kelly Parlman, Paul Parker (ZBA), Norm Russell and Ernie Creveling as he is needed volunteered to serve. Public participation is also encouraged. Ample notice will be provided as the Master Plan is vitally important. Craig Lancey volunteered as a member of the public. Norm said he doesn't see amending the Master Plan as a long project. We will revisit some items that have changed. Paul Charron, Code Enforcement Officer said he would be willing to be included in the Zoning Ordinance update.
- Town Administrator, Ernie Creveling said there will be a Multi-Committee Meeting on May 30th at 7:00 p.m. here in the Courthouse to explain the various committees and their function. Chairman asked Fran to notify the ZBA and PB (Norm will put together something for this meeting.)
- John Fitch asked chairman if a cap could be put on building permits. Norm said you can actually do that with an "interim growth ordinance." John asked the Planning Board to draw up something. Norm said we will look into it and make suggestions to the Selectmen. If we determine a need we can put an interim growth ordinance in place. Norm asked this to be put on the May 28th agenda. Kelly mentioned the NH Planning & Land Use Regulation Handbook (pages 240-242) talk about interim growth ordinance procedures. Paul Charron also brought up having Strafford Regional Planning Commission do a "Buildout Analysis.

Public Hearing 7:30 p.m.

- **Site Review Application continuation by Craig Lancey for 55 Bunker St. (Tax Map U10, Lot 37)**, to add 9 residential units to existing 1 unit residence. Dave Berry is representing Craig Lancey. Dave addressed (1) the water pressure concern brought up at last meeting. The Testing & Coring Co. from Alton Bay, NH did a "Hydrant Flow Test Report." Roy Pender, inspector for State of N. H. Plumbing Board sent a recommendation on a "Water pressure booster system" with storage capacity of 3-1500 gallon tanks. A little over 1,000 gallons is needed per building. A 1" service line comes in from the water main and will be adequate to fill tanks. This will allow more than a one day supply. The booster pump boosts the required amount to the house and makes a small flow from the main so others in this area will not be affected. If water is drained it still doesn't draw on others needs. The booster pump can be adjusted accordingly to desired pressure. This is a standard method with a well but in this case a water main will be used. Water supply would be adequate; (2) runoff from hardened impervious surfaces - when units go in, beside the silver domed building will be a detention pond to accept runoff which will be less than at the present time. The front of the lot will be left in a natural state with no runoff change. The dividing line between flows will flow to driveway into detention pond and will let water out less than it is now. There is a natural drainage area (small pond) and we will not impact this wetland area. There will be no more runoff created than there is now; (3) barking dogs & kids are not my engineering function. The apartment manager would not want things objectionable to others. Common sense applies; (4) Lights - Mr. Beauregard's concern about lights coming into the driveway and shining into his property - a stockade fence should take care of

this; (5) parking places - the parking spaces allotted meets the criteria of the Zoning Ordinance. As to the probability of a large number of cars - this would not be allowed.

Norm asked abutters to speak. Doug Beauregard asked about water pump pressure - how much would our pressure be affected? (Dave Berry said 530 GPM in its present condition, would take 3 minutes to fill). Your water pressure shouldn't be affected at all. The 1" line will gradually fill so as not to create a problem unless it completely drains. Mr. Berry said it would be unlikely this would happen. Tanks will take a couple hours to fill. If a power outage occurs, the water pressure would drop until 1500 gallons are used - the apartment building **would** have small pressure. Drainage - water draining behind the rock wall was a concern - Dave Berry said this will continue as has been the case occurring naturally. Doug asked about oil & gas leaks from cars & would this contaminate wetlands. Dave Berry explained this can be remedied with modern techniques - most Fire Dept.'s have materials to soak up oil spills. Doug asked about a water main break and how will our pressure be affected. Dave Berry said it won't, just the apartment building and his water meter which Craig would fix ASAP. Doug asked about fence and lights still shining in and would like more than a short fence for ample screening. Jane Wingate asked total capacity of tanks (1500 gallons) with pump and number of bedrooms. They will be 2-bedroom apartments. Craig said the number of people are restricted by the size of the bedroom (70 gallons a day per person using water times 18 people). Craig said the State of NH Guidelines were used. What about impact on town services - schools, water, sewer, etc.? Walter Ratcliffe - asked about retention pond. Dave Berry said it is to slow down water runoff and will probably be dry. Walter said everyone seems to be putting in detention ponds. If it retains water, it is not working properly and may be an installer problem, not an engineering problem. Who enforces the work being done properly? I guess we would look to the CEO regarding this. Margaret Russell - in this size apartment building there is no sidewalk which continues to the building. It ends at Bunker & Blaine St. Chairman closed public portion of meeting and asked for board comments. John Fitch - questions system of tanks.. Who owns pump station? Craig said the landowner owns it. John asked what type of tanks and Craig said they are new type poly tanks. How many bedrooms - 2 bedrooms for each unit. I think the board should be looking at 4 people, not 2. I also think the fence should be longer. What about recreation area of 10% and is it required? Norm said it was required and should be set aside. Norm - Dale Sprague should review this pump system. The Planning Board would not approve this plan without Dale's input to determine if it is acceptable to him. Dale will review and make written comments that it is or is not acceptable and will not affect abutters water pressure. Occupancy is in question. Norm said the narrative is vague and lacking particulars about the impact on the immediate area of influence, the town in general, traffic generation, land-use compatibility, aesthetics and school population. Craig has designed his bedrooms for 109 s.f. for master bedroom and 100 s.f. for the other. Craig - these bedrooms are designed for 1 person. Brad - is the board going to direct as to the number of people per bedroom. Norm - 2 people per unit per bedroom is what was asked for - will this be assured. Craig said we can add tanks if necessary. The bedroom size could be altered in the future as this system can be expanded. John Fitch - there is a minimum of 120 s.f. for 2 people per bedroom. Craig - the expansion of occupancy should be directly related to the water system. Norm - I don't see any room for expansion of these bedrooms. Craig - I don't see how you can restrict the occupants. Brad - how many people will be occupying these units? Craig - 4 or 6. Jim Horgan - regarding bedrooms - I think its unrealistic that a married couple won't be occupying these units. You will be immediately breaking the rules. The master bedroom should be a minimum of 120 s.f. (3 people per unit minimum). Hiram asked Craig if he would make the master bedroom 120 s.f. Craig said the 2nd floor can become an entire master bedroom (400 s.f.) with den and bath (200 s.f. for just the bedroom). This is a common format. Discussion followed. Craig - there is also expansion capability of 400 s.f. on the lower level. Brad - so expansion could be in the basement or up. Craig said water would be expanded at that time. Norm - this might trigger a Site Review if the number of occupants increases. A building permit would be required to expand to the basement or upper level. Dale would re-critique the water system. Bathroom stays where it is. Craig - the fence would go beyond the barn and would encompass his whole house, it will probably be a 6' fence about 80' in length. I will be willing to do this. Recreation area - Craig said he has not designated this. I can cut some trees down to do this (10%) in front.

Norm - this should be designated on the plan. Jim Horgan - parking arrangement - where and what number. Dave Berry said parking is at the rear of the building in an area which is lower than the front and 14 parking spaces (1.5 per unit required) are planned. There is a walkway between the building and parking areas. Jim is still concerned about number of bedrooms and occupants issue. John Fitch - asked about sidewalk issue. Craig - I'm not aware if the town has enough right-of-way for a sidewalk. I don't have a problem on my property for one, but there is a gap to where it ends. My understanding is that it is a statutory width established many years ago. It comes to the corner of Blaine & Bunker St. Dave Berry - I don't know for sure about the sidewalk. Brad - need to know number of residents to figure impact of development. Are we allowed to alter or monitor the number of people living there, especially with a basement walkout. Right now it is proposed as 2 people apartments. I don't see that as realistic. What about the water system? Craig - there is a required fire inspection twice a year at which time they would have a feel for number of occupants. I know this occupancy is an issue, but I can offer you a tour to see that I conform. Brad - we don't want to be policing. What can or what should the PB be doing? Norm - the question was proposed to you - would you make a note on the plan there are 2 residents per unit? Then you said they could be expanded. Craig - the units are expandable - do I put in water related to design expansion? I should be able to go to the building inspector for a permit. Norm - if we approve with the maximum of 2 people per bedroom, would you (CEO - Paul Charron) issue a building permit? Paul said "yes I would give him the permit." Craig - my intent is to expand if necessary. Brad - what about trail that runs through the property? Craig said ATV's use this but no snowmobiles. Brad asked about the retention pond. If the PB approves and it isn't built properly, then the CEO would check it out. Marty Chagnon - I see potential for 18 adults with 18 cars. Craig brought up the Master Plan & Subdivision Regs. Norm said the PB can be more stringent than the regulations. Our Site Review Regs do give us the right to interpretation. Parking problem is manager/tenant problem. Troy - pump system where will it be located - Dave Berry said it will be in the basement of a unit. Is there a danger to this? Craig - not according to the State. It is sectioned off to insure leakage. Troy - where is meter? Dave Berry - where the 1" line comes in. It would show up in front of the house. Kelly concerned about number of residents per unit. Maybe request a better impact statement. We need a better handle on maximum number of tenants per unit. If you sell the building after being built, we need to address it here now. Jim Horgan - town sewer - is it based on impact by number of bedrooms? Is there something comparable? It is unrealistic of 2 people per unit. Does it matter how many people are per bedroom? The CEO would come up with BOCA code for bedrooms (120 s.f. for 2 people to a bedroom). Craig - if we alter the application to include a master bedroom in the lower level, would that be acceptable? There could be at some date 4 people in these units. The impact statement should reflect that. Norm - an additional bedroom should include all areas (waste, water, schools, traffic, etc.). Craig - pump and line is determined by the number of appliances per unit. The water capacity would include the high side for 4 people per unit. Norm - tell me the use of proposed buildings #1 and #3. Craig - these will be office space for on-site management of this site specifically. The metal quonset hut will be used for equipment related to this site. My own trucks & personal tools will be used here. Norm - will it be used for other dwelling areas? Craig - I use the Bobcat for home and office. Dumpster - will show screened dumpster on the plan in case basement refuse containers do not work. Norm - doesn't favor indoor refuse containers. I have problems with existing and proposed buildings. The UR District provides for mixed residential building, density of 5,000 s.f. per dwelling unit without other structures which do not add to open space for residential use. You suggested parking could be expanded - I don't see that this could be compatible. Extra buildings take away from open space. I would encourage you to look at the sidewalk issue - to existing sidewalk and delineate on the plan the recreation area (front). I don't see another area where this could be. Need impact to town, school, water & sewer. As I said the impact statement is vague and lacking in particulars. I would hesitate you go through a formal impact study. Include right-of-way width for sidewalks, traffic, impact to town services. Look at Site Review Regs. Need written letter from Dale (Selectmen will commit to this). What number of occupants per unit and maximum number for project? Norm - lighting - Beauregards barn - Craig - will close gap from the corner of barn to street which will shield the entire house. There will be front porch lights - no flood lights (80' of fence show on plan). Come

back with completed application. Show light at front and rear door entrances on plan. Norm - property values - come prepared to address them. You should be qualified to make this. You are maximizing this lot. Buildings 1 & 3 will only be moved. Norm - you are adding 9 units. I'm against that - the Zoning Ordinance needs open space created. Craig - on site management. Norm - eliminate 1 building and put office in part of apartment building or one less building. We have not approved a full density project yet and I feel it is over-intensive use. Jim Horgan - there should be some sort of parking lot illumination for tenants in the rear. Craig - we can turn the rear light into a sensor light. A telephone pole with amber lights could be at the furthest point away. Jim - something that shows outline of the perimeter. Kelly - ? wetlands. Brad - no wetlands shown on the National Wetlands Inventory. Jim Horgan made a motion to continue this public hearing to May 28, 2002, Kelly 2nd, all in agreement - motion carried.

- **Site Review Application continuation by Craig Lancey for 53 Glen St.** to construct 2 buildings housing a 4 unit and a 3 unit on existing open space on lot. Craig asked to continue . Norm explained he talked with the Selectmen and asked for an extension of this Site Review Application. Hiram made motion to continue to June 25, 2002, John Fitch 2nd - motion carried. Chairman recessed meeting 5 minutes - motion made by Hiram Watson, 2nd Jim Horgan.

- **Cluster Subdivision Review continuation by Packy Campbell/RSA Development for Elm St./Dick Dame Lane (Tax Map R34, Lots 1-8 and U9, Lot 9)** to create 65 lots on one lot. Brad Anderson is seated for this hearing. Marty Chagnon is off the board. Attorney Jim P. Shannon - as a result of the last meeting, the 900' waiver is addressed. Re-engineering was done. The current plan shows the road with the loop 900' from Elm St. and this may be a mute issue, before this was a safety issue. Don Rhodes of Norway Plains - in response to comments, we have made changes - we moved the interior loop intersection from 1300' to 900' off Elm St. to meet the 900' limit. In addition, we talked to Farmington Ridge for an emergency exit - there will be a paved 12' wide connector, gated with hammerhead exit, no thru traffic and it will be maintained all seasons. With these 2 changes we have addressed the PB requirements. The length of the road will now be 3700'. Extension of hammerhead is about 300'. The number of lots is 60 and these will be 60 single-family homes. We would like the board to concur so that we can move ahead with engineering. Norm - direct discussion to issues at hand. Marty Chagnon - entrance is a standard 2-direction road (50' right-of-way). There will be a sidewalk within the 50' right-of-way. The barn will be removed and house will stay. Walter Ratcliffe - what about turning lane? Don Rhodes said we haven't addressed that yet. Public portion closed by Chairman Russell.
 John Fitch - discussion about Winter St. gate. How can we be assured both sides will be kept clear - Norm said they agreed to maintain this in all seasons. Brad - I think this is a great access. The 900' is addressed. Do they need a waiver for the 900' now? Packy feels this new plan is a failure so this is what we have. These will be \$160,000 to \$170,000 homes that will now be built which won't address the homes needed for the town. This isn't what I want but I'll go ahead with it. We will have people from Massachusetts coming here, etc. Brad - this isn't a cluster subdivision any more. This conceptually is more a traditional subdivision. The people on Lone Star will see the development the way it is - I don't think it is positive. Troy - are lots standard size? Don Rhodes - It is a cluster subdivision. It is not a conventional subdivision (an intense one). Troy - I think Packy has been resourceful making alternative means. This may mean less children in schools. Kelly - access exit is a good feature. Norm - I feel access exit is a benefit to the Farmington Ridge Park as well as your development. I assume it will be formal. Packy - it will be a reciprocating agreement - I'm helping the street with means of egress to the MHP as well as my development. This plan is not deeding away open space to lot holders. Packy - I won't give up - I'm moving forward. I would like a motion that this is accepted by the PB (waiver of 900'). John Fitch - road layout only 900' waiver & 2nd means of egress as being acceptable (Hiram, Jim Horgan Troy Robidas, and Kelly Parlman voted as acceptable); Brad Anderson & Norm Russell said it appears acceptable but can't say this will do it. Packy - I want you to vote on my "Special Use Permit" on Kicking Horse Brook. Do you accept that I'm crossing Kicking Horse Brook.? Attorney Shannon - this was brought before the board

before - the old crossing will be restored to its natural condition. Clarify this so the engineer can move forward. Norm - we do not have that authority. The applicant would have to obtain a variance from the ZBA. Brad - the Special Use Permit would have to go to the Conservation Commission before the PB can act on it. You cannot build from the confluence on the Kicking Horse Brook and its tributaries or other tributaries. Attorney and Engineer and representing Packy Campbell as he has left. Attorney Shannon asked for information on e-mail Norm has from Mr. Frank Mitchell from the UNH Cooperative Extension Service regarding the Dames Brook and its tributaries where it intersects with Kicking Horse Brook. Norm said I will copy pertinent part of E-mail. Don Rhodes - I would like to know Mr. Mitchell's background. Brad - this has to go to the Conservation Commission for recommendation before the possibility of issuing a Special Use Permit is even remotely possible. Norm said Randy Orvis commented at a former PB meeting that this needs to go before the ZBA. I would suggest you do that. Don Rhodes - we did meet with the Conservation Commission regarding the crossing (not the Special Use Permit). Brad - the Zoning Ordinance states "Special Use Permits shall not be granted on the Dick Dame Brook and its tributaries (Kicking Horse Brook) at its confluence. A conservative interpretation would be that it would include the Kicking Horse Brook. This is the problem with a not complete application. Don Rhodes and Jim Shannon - we are frustrated with new issues that come up at each meeting. This is a step backwards. Section 4.04 B.2. d. Special Use Permits shall not be granted on the Dick Dame Brook and its tributaries from its confluence with the Kicking Horse Brook to the full extent of its headwaters within the Town of Farmington, nor on the Mad River and its tributaries, from its confluence with the Cocheco River to the full extent of its headwaters within the Town of Farmington. Any activity that unnaturally changes the water flow (both stage and velocity), water temperature, water chemistry, oxygen content, or natural river gradients are not allowed in the Dick Dame Brook and Mad River waterways. Attorney Shannon asked about the RKG Associates, Inc. "Professional Services Agreement between the Town of Farmington & RKG Associates, Inc. Norm said the contract had been received back signed by RKG yesterday. Paul Charron said RKG will be at the PB Meeting on May 28th at 7:00 p.m. under New Business on what to focus on. RKG said the study will be about 7 weeks. They gave every indication they would start immediately (make copy of contract for Mr. Shannon). Hiram - does Packy need to meet with the Conservation Commission? Brad - the next meeting will be June 5th and we cannot put him on the agenda. Jim Horgan asked about arranging for a special meeting. Jane Wingate asked about the number of bedrooms again and if homes would be single family. Attorney Shannon said we don't know at this point. There is no determination at this point. Packy will make determination when RKG requests it. Brad - we need to get a legal definition of "confluence" as it relates to this project. Packy needs to apply to the Conservation Commission for a "Special Use Permit." CEO, Paul Charron will call the town counsel and obtain in writing a definition regarding confluence as it relates to this matter.

- With no further business to discuss, Kelly made motion to adjourn at 10:30 p.m. , Jim Horgan 2nd, motion carried. Minutes recorded by Fran Osborne. Taped transcript available in Code Enforcement Office.

APPROVED

Norman Russell, Chairman

Date

