

MINUTES OF THE MEETING
PLANNING BOARD
May 14, 2014
7:00 PM

MEMBERS PRESENT: Robert Moynihan, Acting Chairman; Ryan Crosbie; Mark Beliveau (Arrived after Cheney's presentation was complete); Lou Ann Griswold; Edward Bannister and David Cedarholm, Selectmen's Rep.

OTHERS PRESENT: Teresa Poor; Paul Poor; Joseph Falzone; Walter Cheney; Mike Sievert, MJS Engineering; Robert Baskerville, Bedford Design; Jim Daley; James Long; Peter Hoyt & Caren Rossi, Planning & Zoning

Robert Moynihan, Acting Chairman opened up the meeting at 7:00PM.

- **A consultation with MJS Engineering & Walter Cheney on a possible subdivision. The property is located on Calef Highway and Pinkham Rd.**

Mike Sievert, MJS Engineering gave a brief over view of a plan he presented for a potential subdivision. This project has access of off both Calef Highway and Pinkham Rd. He would not be using the Calef Highway access at this time as they are proposing to access from Pinkham Rd only. The development is a mix of single family clustered homes; duplex homes and condo units. The entire site has the required 100' buffer leaving 51 acres of open space with 3,200 feet of proposed town roads with 2 hammer heads. They will all be using individual wells and septic systems. All test pits have not been complete.

David Cedarholm asked what the average lot size was?

Mike Sievert replied about an 1 ½ acres each.

Ryan Crosbie asked what the average water table was?

Mike Sievert stated that they have not completed all of the required test pits but the average completed is about 7'.

David Cedarholm spoke with significant concerns of the individual wells and septic systems. He felt the reduced lot size combined with the proximity of the existing homes that community systems would be better. He also had concerns with all of the increase traffic on Pinkham Rd. He asked the applicant to look into possibly using Calef Highway as an access instead.

Robert Moynihan, Acting Chairman asked for clarification as to where the frontage for the lots would be coming from? Specifically the ones proposed closest to Newtown Plains Rd.

Mike Sievert showed him where the frontage was located.

Robert Moynihan, Acting Chairman stated that following items of concern to date:

- Community Wells & Septic
- Access- explore using Calef Highway
- Frontage of the lots
- Several mixed uses

Mike Sievert thanked the Board for their time.

- **The applicant is requesting to continue this application to June 11, 2014. A subdivision Application presented by Wayne Morrill, Jones & Beach Engineering, Agent for Lee Properties, LLC. The property is owned by John D. Hauslein; located on Hayes Rd and is known as Lee Tax Map#01-04-00; #01-04-0500 & #01-07-00. The applicant is proposing to subdivide the existing parcels into 28-single family homes.**

Caren Rossi read a letter for the file from the applicants requesting a continuation to the June 11, 2014 meeting.

Ed Bannister made a motion to grant the continuation.

David Cedarholm second.

Vote: all, motion carried, continuation granted.

- **A continued application for Site Review from Noble Farm Commercial Park, LLC. The applicant is proposing to construct a 30,000 sq ft. warehouse with office space. Property is located on Nobel Farm Drive and is known as Lee Tax Map# 25-03-0000. This is a possible final public hearing.**

Bob Baskerville presented the Board with the updated plan. He explained the changes he had done. He stated that he had a verbal sign off from Civil Consultants but has not received it in writing. He has the AOT application almost ready to submit and will submit it by the end of the week. They will be doing underground electric for this phase. The plans will reflect this. The current hours of operation are 7 am to 6 pm and the future is unknown, but they will adhere to the noise ordinance. They have added the lighting splash plan to the plan set and will add the conceptual build out plan on the final plan set. The total disturbed area is 95,030 sq ft. and this will also be added to the final plan set. They will do a pre-blast survey as well if they do any blasting. They are not anticipating any blasting. As far as controlling who rents the other side, when a tenant is known, they will come back to the Board.

David Cedarholm spoke with concerns of the untreated run off into the pond.

Bob Baskerville stated he would remove the curbing which will re-direct the sheet flow to prevent this from happening.

David Cedarholm stated he would like to see adequate Bio Retention for the office and parking lot.

Mark Beliveau spoke regarding the Civil Consultants letter with regards to the waiver needed for gravel parking instead of pavement. Has a waiver request been submitted? If not, one needs to be done for the file.

Bob Baskerville stated that he would do that now for the file. (In file)

Jim Daley spoke with concerns of the constructions inspections that would be required.

Robert Moynihan, Acting Chairman explained that this was the first we have been using the submitted worksheet but at the pre-construction meeting, they will be outlined.

Robert Moynihan, Acting Chairman asked if the wet soils had been mapped.

Bob Baskerville replied that they had and he will add them to the plan set and be sure that they get stamped.

Robert Moynihan, Acting Chairman opened up the floor for public comment.

Terry Poor 605 Calef Highway spoke with concerns of the blasting.

Bob Baskerville stated that they would be doing a pre-blast survey.

Robert Moynihan, Acting Chairman closed the floor for public comment.

Mark Beliveau made a motion to grant the requested waiver to Article 5, Section B of the 2007 Site Review Regulations as requested.

David Cedarholm second.

Vote: all, waivers granted.

David Cedarholm made a motion to approve the application subject to the following conditions:

1. The electricity for the first building will be underground and will reflect on the plan.
2. Add exact sq ft of disturbance to the plan, note #15.
3. Prior to any blasting at the property, the owner shall engage a bonded blast professional to conduct a pre and post blast survey. The pre and post blast survey shall include on-site inspections of all properties determined by the blast profession applying best practices and shall include, at a minimum, all abutting properties along Rt. 155 and to the west and south of the building site. Written notice of the blasting shall be sent to all abutters at least five (5) days prior to the blasting.

4. Can't occupy northern half of the building until the applicant returns to the Board with an amended site plan.
5. DES & DOT approval.
6. No occupancy, contents or persons, of the building until the Fire Chief has accepted the fire protection plan.
7. Towns inspector will perform inspections as agreed upon at Pre-Construction meeting.
8. As-Built is provided to the Town.
9. Conceptual plan is added to plan set.
10. Provide adequate Bio Retention for the office parking lot.

Ed Bannister second.

Vote: all, application approved.

- **An application submitted by Kelsey Lee LLC. The property is known as Lee Tax Map # 19-04-000 and is located on 41 Kelsey Rd. An application for an Open Space Residential Development. The applicant proposes to subdivide 53+- acres into 14 residential house lots, the existing house lot & 13 additional lots. The remaining land of 31+-acres will remain in Open Space. This is an application acceptance hearing and a possible final public hearing.**

Bill Doucet, Doucet Survey presented the cluster proposal. It is 13 new lots and the existing house. The plan meets the requirements of the ordinance. A table is provided on sheet two, or the lot sizes etc. The plan requires 2 waivers, and a variance for the cistern in the buffer. The waivers required are for the number of driveway cuts on one parcel and to extend the shared driveway portion beyond 20' as allowed per the regulations.

Lou Ann Griswold made a motion to accept the application.

Ed Bannister second.

Vote: all; motion carried.

Mark Beliveau asked if the fire department had any issues with the shared driveways.

Peter Hoyt stated we have none. Just be sure to label it with the house numbers at the split.

It was stated to be sure to add the Town's numbering ordinance to the easement language.

Mark Beliveau read the shared driveway language. He asked Bill Doucett what the hardship is that calls for the shared driveways?

Bill Doucette stated that he feels that this design is best suitable for this neighborhood and to make it work, shared driveways are needed. He would like to amend the waiver request.

Mark Beliveau stated that he feels that they have gone thru a through process and examined the land and have found that this design is a better balance for the property as well as it is supported by the neighborhood.

Mark Beliveau made a motion to grant the waiver request to Section VI & Section IX, A, 5-c of the 2009 Subdivision Regulations. By granting these waivers it will allow for less impact to the land.

David Cedarholm second.

Vote: all, waiver granted.

David Cedarholm spoke about the possibility of reducing the speed limit to 25 MPH to match up with the Town of Nottingham.

Caren Rossi will speak to the Police Chief about this.

Mark Beliveau made a motion to allow one cistern and residential sprinklers in each new house.

Ed Bannister second.

Vote: all, waiver granted.

Mark Beliveau made a motion to approve the subdivision application subject to the following conditions:

1. Foundation certification completed by a licensed land surveyor prior to the issuance of a building permit.
2. Prior to the 3rd occupancy permit, cistern inspected and accepted.
3. Detail drawings of the sprinkler system be provided and reviewed by the Fire Chief.
4. Detailed construction drawings of the cistern must be added to the final plan.
5. Faces of the mailboxes a minimum of 4' off the edge of pavement.
6. Towns Attorney agrees to the easement and by-law language.
7. Add Town's numbering ordinance to the easement language.
8. Add street numbers to the final plan.
9. Road agent has final review of driveway placement and grade to ensure proper grade, site distance and drainage.
10. All State approvals.
11. Any issues that may arise at the site walk will be addressed at the next scheduled meeting.
12. Add the town line tie-into to the final plan.
13. Housing plans to be provided, they are Wendy Welton Design

Ryan Crosbie second.

Vote: all

Mark Beliveau made a motion to have the site walk on May 15, 2014 at 5:00PM. We will meet on site.

Lou Ann Griswold second.

Vote: all, motion carried.

Meeting adjourned at 9:25 PM.

MINUTES TRANSCRIBED BY:

Caren Rossi, Secretary

MINUTES APPROVED BY:

Robert Moynihan, Acting Chairman

Mark Beliveau

Ryan Crosbie

Edward Bannister

Lou Ann Griswold

David Cedarholm, Selectmen Rep.