

**MINUTES OF THE MEETING  
PLANNING BOARD  
February 20, 2014  
7:00 PM**

**MEMBERS PRESENT:** Robert Smith, Chairman; Edward Bannister; Lou Ann Griswold; Mark Beliveau; Robert Moynihan & David Cedarholm, Selectmen's Rep.

**OTHERS PRESENT:** Lynn Jurgel; Kelly Newick; Ryan Crosbie; John DeCaprio, Lee Properties LLC; Wayne Morrill, Jones & Beach Engineers LLC & Caren Rossi, Planning & Zoning Administrator

Robert Smith, Chairman opened up the meeting at 7PM.

- Review and Approval of Draft 02/12/2014 Meeting Minutes  
David Cedarholm made a motion to accept.  
Robert Moynihan second.  
Vote: all, motion carried, minutes approved
  
- A continued subdivision application presented by Walter Cheney, for property owned by South East Gravel Corp. The property is located off of Pinkham Rd & Newtown Plains Rd and is known as Lee Tax Map#03-09-0000. The applicants propose to subdivide off a building lot of 1.976 +-acres from the existing parcel of 12.298 +- acres. This is a possible final hearing.  
Robert Smith, Chairman explained that we have not yet received legal opinion from the towns attorney; therefore this Case will be continued again until March 12, 2014.

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- **A continued 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 & #01-07-00. The applicant is proposing to subdivide the existing parcels into 28-single family homes. This is an application acceptance hearing and a possible final hearing.**

Wayne Morrill, Jones and Beach Engineers explained that he is representing Lee Properties LLC. He explained the location of the parcel. He explained how they determined the yield calculations. The total parcel is 3,898,692 square feet, deducting the 10% for roads/utilities - 389,869 deducting the wet-536,505; and the slopes greater than 15%-529,065 leaves a total area of 2,383,253 divided by 85,000 = 28.03 lots. They are proposing 28 lots, an open space subdivision. Total remaining open space is 37.69 +- acres. They went to the ZBA and received relief for 2 wet soils buffer impacts for the road. The road is 22' wide with 4' gravel shoulders, 2,590 linear feet. There will be a

homeowners association; they will maintain the open space. They will be relocating the current trail system that is on the property so it can continue to be used. The lots will be individual well and septic's and they all meet the current zoning requirements. All lots are greater than 40,000 sq ft with a minimum of 30,000 sq ft of developable land. All lots have the minimum 100' of road frontage. All utilities will be underground. The entrance has the 400' sight distance required in both directions. Jack Hayes delineated the wet soils, conducted the test pits and did a Site Specific Soil Map. They have submitted to the state (NHB) regarding any endangered species. The state doesn't believe there is any, but they have asked that they design the road without any curbing so any turtles can cross the road. (Report in file)

Wayne Morrill continued to say that the Fire Chief has asked that they put one of the two cisterns in the perimeter buffer of the property and the other be located on lot #20. These two locations will meet the fire department requirement for cistern separation. There is no other fire protection in the area and this location will allow the fire department the easiest access for the area. The location and size of the cistern in the buffer was discussed and the applicant will need to seek ZBA relief for this.

Wayne Morrill continued that the site will have open swale drainage, with 2 wet extended detention basins. He showed the locations to the Board. One at lot #1 and the other at lot # 25. Half of the water will flow into #1 and the remaining into lot #25. Some lots will have onsite infiltration trenches as part of the construction.

There was much discussion on the location of the drainage as well as the easements for the maintenance of them.

David Cedarholm expressed that he does not like the appearance of the detention basin at lot #1. He feels it is unsightly upon the entering the development. He has asked the applicant to reconfigure the location of this. One option would be splitting it into two; one at each lot #5 & #1. Create a landscape area along Hayes Rd to not have such a visible impact.

The Board discussed with the applicant the drainage system, types and sizes of the pipes and other misc. segments of the proposed drainage system. In addition, the maintenance and maintenance easements were also discussed. Also, who will be responsible for the maintenance needs to be addressed.

Well easements were discussed and the applicant is to provide a model deed of the proposed well easements as well as a model easement for the infiltration trench.

Robert Moynihan discussed the town line with the applicant. It was determined to add a bearing on the town line on the plan set.

Robert Moynihan asked the styles of the homes?

The applicants will provide renderings at the next meeting of the proposed styles.

Robert Smith, Chairman mentioned concerns of the steep driveways for lots #25 & # 19. In addition he questioned the ability to get to the back of the home on lot #25. The applicant will look into these concerns for the next meeting.

#### Public comment

Lynn Jurgel-64 Newtown Plains Rd spoke with concerns of the increase of traffic in the area; how far the house would be behind her house; and concerns of increased water runoff from Newtown Plains Rd onto her property.

Wayne Morrill explained that the closest proposed house will be about 500+- feet from their house.

Kelly Newick-54 Newtown Plains Rd spoke with concerns of the vegetative buffer; questions on the drainage of the site; who maintains common land; who maintains the road; and had concerns on the size of the lots.

Robert Smith, Chairman explained that the buffer will remain a vegetated buffer and the maintenance of the common land will be by the homeowners association; the town will maintain the road and the drainage maintenance will be determined.

#### Floor closed

Robert Moynihan made a motion to accept the application.

Ed Bannister second.

Vote all, application is accepted.

The Board set a site walk for Saturday, March 1, 2014 at 2PM. All will meet on the site.

Robert Smith, Chairman announced that the meeting will be continued to March 26, 2014 at 7PM. No additional notices will be sent out.

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- Ryan Crosbie interview for open position on the Board.

The Board met with Ryan Crosbie of Birch Hill Rd regarding an open position on the Board. Ryan had submitted his resume (in file) and expressed interest a few months back of becoming a member of the board. The Board reviewed his resume and asked him questions with regards to why he would like to be on the board and what he had to offer the board. After meeting with him, they all agreed that he would be an asset to the board. Caren Rossi will send him the necessary paperwork to fill out for the BOS to hopefully appoint him.

MINUTES TRANSCRIBED BY:

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Caren Rossi, Secretary

MINUTES APPROVED BY:

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Robert Smith, Chairman

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Edward Bannister

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Robert Moynihan

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Mark Beliveau

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Lou Ann Griswold

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David Cedarholm, Selectmens Rep.