

**MINUTES OF THE MEETING
PLANNING BOARD
June 23, 2015
7:00 PM**

MEMBERS PRESENT: Robert Smith, Chairman; Robert Moynihan; Edward Bannister; Ryan Crosbie; Lou Ann Griswold; John LaCourse, Selectmen's Rep.

OTHERS PRESENT: Josh Cilley; Sally Novell; Paul Tuck; Attorney, Chris Wyskiel; Mike Sievert, MJS Engineering; Dr. Thomas Ballestero; Walter Cheney; Caren Rossi, Planning & Zoning Administrator

Robert Smith, Chairman opened up the meeting at 7:06PM.

Review and Approval of Draft 06/18/15 Meeting Minutes

The approval of this meeting was continued to the next meeting on June 30, 2015 as the majority of the members have not had enough time to read them.

Report of officers and committees

Lou Ann Griswold reported that the Master Plan survey is going out today with a return date of July 6.

Robert Smith, Chairman explained that he wants to schedule a site regulations review workshop soon as he wants to get this wrapped up and not continued to drag on.

The Board agreed to have a work session on the July 9, 2015 meeting.

Review any correspondence

None

Old Business

A continued accepted Subdivision Application presented by Mike Sievert, MJS Engineering, Agent for Walter Cheney. The properties are owned by Southeast Gravel Corp & Cheney Lee Property, LLC. and are located on Pinkham Rd; Calef Highway and Newtown Plains Rd. They are known as Lee Tax Map #03-04-00; #03-01-00; #03-07-00; #03-09-00 #03-02-00; & #03-08-00. The applicant is proposing an Open Space Residential

Development consisting of 31 lots -26 single family lots and 5 duplex lots. This is a possible final public hearing.

Mike Sievert, MJS Engineering explained that he has made all of the requested changes to the plans from Civil Consultants, he submitted the revised plans to them and has received final sign off from them today.

Caren Rossi explained she emailed the letter to the Board earlier today.

Mike Sievert continued that he has also addressed on the revised plans the concerns that the Board had. He read a letter addressing these concerns into the record. (In file) As reading the letter he showed on the plans where the changes were made and what was changed. He also provided the Board with 3 sets of possible house designs. They range in size from 1,800 sq. ft. to 2,500 sq. ft. (In file) He did not provide any drawings of what the proposed duplexes will look like. He explained he did make an additional change to the drainage in "Area B". They will no longer be infiltrating in this area. This change was made will doing the AOT application.

Walter Cheney pointed out that the house locations are not exact, they may change when the septic systems are designed etc. These are just approximate locations.

Chris Wyskiel read a letter into the record with regard to the adequate water supply for the abutter properties when this development is completed. (In file)

Mike Sievert explained that Dr. Tom Ballestero is here tonight to explain his previous information with regards to individual water and septic for the development as opposed to community systems.

Dr. Tom Ballestero explained and pointed to spots on the large plan as he explained that he is very familiar with the property and has been working out there for a number of years. He first worked out there for Walter Cheney's father when he built the duplex units that are there. With regards to the wells, individual wells are the best for the development. This is because if a community system were to be used, the location of the wells, to meet all the rules and regulations for community systems, and the depth of the wells, would not be adequate for what is required to get a loan for a house. He felt the yield per house would only be 2 GPM and the required is 4. He felt that individual wells could be placed where is best on each lot for each house, still meeting all the requirements would yield plenty of water for each home. The individual septic's would also be best suited for the site as they would be

placed on the individual lots, meeting all of the state requirements and will have no issues with the water shed or the distance from wet soils. The soils are perfect for individual systems. The soils will make recharge excellent. He also explained that he has performed testing on the monitoring wells on the site, it will be complete in about 4 weeks and he will be happy to share that with the Board.

Public Comment

Josh Cilley spoke, he is in favor of the land as housing, but not in favor of making a decision that will adversely affect the neighbors. He is still concerned about the effect on the current water, he feels the information is on an educated guess. If he has an issue, his recourse is difficult. He feels the entrance is un-safe and doesn't meet the required site distance. He also feels it is loud for the abutters and would like a turning lane and a visual buffer. He doesn't like the duplexes, wants people there that are vested and doesn't feel the duplex occupants would be vested in rentals. He is concerned about the unknown housing types. What if they were to build a large 7 bedroom home in the development, it would not fit.

Sally Novell asked for the buffer requirement to be clarified. She also agrees with Josh Cilley's concerns.

Walter Cheney commented that he wanted to be clear to everyone that what he is purposing has less of an impact the abutters' property in total.

Caren Rossi read a letter into the record from Tom & Kathleen Bonaccorsi. (In file)

Caren Rossi explained that RSA 155:E is for unpermitted gravel operations. This operation has been permitted since 1991 therefor, it falls under the Towns regulations. Therefor the Board can choose to waive their regulation if they choose. She explained that in the past, the Board worked with a developer on the reclamation and allowed them to reclaim as they develop.

Public comment floor closed at 9:25PM.

Ryan Crosbie stated that he is uncomfortable with the time frame of the reclamation of the slopes, specifically, in the open space.

The Board discussed the reclamations of the slopes. They determined that they would like the applicant to come back with a reclamation plan, specifically the slopes.

The Board continued the meeting to June 30, 2015 at 7:00PM.

Ryan Crosbie made a motion to adjourn at 10:25PM.
Robert Moynihan second.
Vote: all, motion carried, meeting adjourned.

MINUTES TRANSCRIBED BY:

Caren Rossi, Secretary

MINUTES APPROVED BY:

Robert Smith, Chairman

Ryan Crosbie

Lou Ann Griswold

Robert Moynihan

John LaCourse, Selectmen's Rep

Edward Bannister