

**MINUTES OF THE MEETING
PLANNING BOARD
August 13, 2014
7:00 PM**

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

OTHERS PRESENT: Wayne Morrill, Jones & Beach Engineers Inc.; John Dicaprio; Steve Slovenski; Tom Brink & Caren Rossi, Planning & Zoning

Robert Smith, Chairman opened up the meeting at 7:02 PM.

- **Review and Approval of Draft 07/09/2014 Meeting Minutes**

David Cedarholm made a motion to approve the minutes.

Lou Ann Griswold second.

Vote: all, minutes approved

- **Report of officers and committees**

Robert Smith announced that the subcommittee for the master plan will start the following night.

Robert Moynihan reported that the subcommittee for the regulations is on hold until a couple members can complete their sections of the rewrite.

- **Review any correspondence**

- **Old Business**

- Dan Gabrielle updated the Board on his recently approved project. It would appear that a change is needed in the entrance of the development. He will make that change and see what is affected and then return to the Board for the next steps.

- An accepted 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; #01-04-05; & #01-07-00. The applicant is proposing to subdivide the existing parcels into 28-single family homes. This is a possible final public hearing.

Wayne Morrill, Jones & Beach Engineers explained that he has received the final review comments from Civil Consultants. There are only 2 issues. One is that they will be requesting a waiver of the test pits required for the cisterns. They have performed over 80 test pits on the site, all passed with no issues. They don't for-see any issues with the areas for the cisterns. To do additional test pits will involve additional cutting of the vegetated The

other issue Civil Consultants had was that two of the well radiuses were in the Town's r-o-w. The state does allow this but; they have moved the two wells back to adhere to his concern.

Wayne Morrill continued to explain that there have not been any lot changes or road changes to the site from the first meeting or the site walk. All has remained the same. The only changes were the drainage pond changes.

David Cedarholm and Wayne Morrill discussed the culvert schedule. It was concluded to add the required 12" driveway culverts to the plan.

Caren Rossi read the letter into the record from the Highway Supervisor. His only concern was the mailbox location. It was determined that Jones & Beach will contact the postmaster and make sure they don't have any guidelines that differ from this. If they do, he will contact the Highway Supervisor and work it out. This will be a note on the final plan.

Robert Moynihan asked about the monitoring of the open space.

There was discussion on this and it was determined that Caren Rossi would contact the Towns Attorney and discuss this and the proper wording will be added to the final plan.

Robert Smith, Chairman opened up the floor to public comment.

Steve Slovenski spoke with the following concerns:

- Was a traffic study done
- What is the size of the homes
- Hasn't reviewed homeowners docs, needs more time
- Safety concerns with the amount of traffic in and out

Robert Smith, Chairman explained that this is not a state road and typically the Board doesn't asked for traffic studies.

Robert Moynihan stated that he felt the average number of trips per day is 10 per household. That ought to make a total of 280 thru the course of the day. He didn't feel that this number was excessive for the area.

Wayne Morrill explained that they are not overdeveloping the land. It is 90 acres in Lee. They have worked with the character of the land. They are building all different size homes. No fire, police or road issues. It is a nice model for the neighborhood and the town. He continued to state that he doesn't know what a traffic study would accomplish as you typically do them too simulate traffic.

Lou Ann Griswold stated that she doesn't feel it is a long distance to Rt. 125 for the majority of the traffic.

David Cedarholm stated that he felt the development was consistent with the area. They are quality homes being built.

Tom Brink spoke that it is a dangerous intersection of Newtown Plains Road and Rt. 125 in Barrington. This road is a cutoff to UNH and 28 houses will increase the pressure, you don't need a traffic study to show this.

Robert Smith, Chairman closed the floor to public comment

Robert Smith, Chairman asked to have a copy of the SWPPP permit to be given to Caren Rossi for the file.

Robert Smith, Chairman read the waiver request into the record.

Robert Moynihan stated he doesn't have any issues with this request. It is their responsibility to install the cistern. This is a preliminary requirement to help with the design of the site.

David Cedarholm stated if they encounter ledge, they will need to remove it.

Wayne Morrill explained they will remove the ledge and they will not alter the cistern design.

David Cedarholm made a motion to grant the waiver request.

Robert Moynihan second.

Vote: all, waiver request granted.

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

1. Add mailbox locations and the requirements to the final plan.
2. Add that all driveways are required to install a 12" culvert to the final plan.
3. Move the well locations of lots 7-9 & 7-25 to be removed by the r-o-w easement.
4. Add verbiage of who will oversee the enforcement and inspections of the open space at no cost to the town.
5. All state permits received.

Edward Bannister second.

Vote: all, application approved.

○ **New Business**

- An application for Site Review made by Three Swallow Properties, LLC, Ed Bannister Agent. The property is located at 5 Mast Road is known as Tax Map #11-06-0200. The applicant proposes a Daycare in the existing building. This is an application acceptance hearing and a possible final public hearing.

Robert Smith, Chairman explained that due to a notification error, this application will not be heard tonight.

A Consultation with Ed Bannister Agent, for Three Swallow Properties, LLC,. The property is located at 5 Mast Road is known as Tax Map #11-06-0200. The applicant proposes a Daycare in the existing building.

Ed Bannister showed the Board plans he had submitted to the ZBA for the layout of the proposed daycare. They discussed the waivers that would be required for the project. The Board discussed these requests and strongly suggested that at the very least, a boundary survey get completed for the application. Because it is a consultation, any decisions were not made.

Caren Rossi explained that John LaCourse has been appointed on the board in an alternate position. He can only attend Thursday night meetings. If a fulltime member were to leave the board, he would move into that position. She asked if the Board had any interest in changing the night they meet to Thursdays?

David Cedarholm explained Thursdays works better for him.

Robert Moynihan had no issues with it.

Lou Ann Griswold stated she had a conflict with the Library Building Committee.

Ryan Crosbie felt that Thursdays would also work better for him too.

David Cedarholm made a motion to meet on Thursdays beginning in Sept. 2014.

Ed Bannister second.

Vote: majority

Meeting adjourned at 9:40 PM.

MINUTES TRANSCRIBED BY:

Caren Rossi, Secretary

MINUTES APPROVED BY:

Robert Smith, Chairman

Lou Ann Griswold

Ryan Crosbie

Edward Bannister

Robert Moynihan

David Cedarholm, Selectmen Rep.