

MINUTES

PLANNING BOARD MEETING

NOVEMBER 24, 2009

Chairperson Cathy Orlowicz called the meeting to order at 7:00 PM.

Roll call: Cathy Orlowicz (Chair), Bob Craycraft (Vice-Chair), David Bickford (Selectman's Representative), Dot Veisel, Paul Raslavicus, Scott Drummey (Alternate). Excused absence: David Allen (Staff), Jeff Kratovil (Alternate)

Others present: Michael Gelinias, Paul Gelinias.

Public Input: None.

Items discussed:

- As the corrected minutes have not yet been received, Cathy requested that review and action on the minutes for November 10th's meeting be postponed until David Allen's return.
- Cathy distributed amended site walk minutes of November 7, an e-mail from Mark Fuller, Road Agent, regarding the drainage issue on the Tremblay land, and a copy of ruling from the Strafford Superior Court defining the timeline for rendering a decision in the Tremblay case. Cathy stated we are well within the time limits.
- **Storm Water Management**: The paperwork is not yet complete so further discussion is postponed until next meeting.
- **Town Center**: Michael Gelinias, as the original drafter of the town lot size requirements, provided the Board with a comprehensive overview of the history of this process. He explained the rationale for the 60,000 square foot minimal lot size. The town center is over an aquifer so it was felt that this was the most responsible and reasonable amount of footage to require. He feels road frontage is not the issue, but building and well radius requirements should determine lot size. If lots are too small, safe well and septic systems cannot be maintained. If lot sizes are maintained at current levels, landowners do not require input from a soil scientist before building. Paul Gelinias pointed out that with the amount of wet land and parcels that are already built upon, there are only 2 to 3 areas that can be sub-divided. Bob Craycraft responded that our goal is to encourage business influx. Cathy added that septic requirements define the size and nature of businesses that can move in. She feels that a ratio standard may be the way to go. She urges current board members to become familiar with soil types and maps of the town before the next discussion. Cathy read into the record a copy of an e-mail from Selectman Gehl, see attached e-mail.

Paul Gelinus suggested the board consider extending business center limits to include Tash Road. He feels the area contained within Rt. 11, Tash Rd., Old Bay Rd. and Depot Rd would provide convenient entrance and egress from town, and could offer larger lot sizes suitable for small businesses. After discussion, members agreed to keep business district boundaries as defined in current proposal with the possibility of adding "Tash Circle" at a later time. Paul and Michael Gelinus felt that the issue of lot size being tied to soil type rather than frontage was the most pressing issue at this point. Michael offered to draw up soil assessment maps of the "Tash Circle" (the area between Depot Road, Old Bay Road, Tash Road and Route 11).

Cathy recommended that members access information using:

<http://mapper.granit.unh.edu/map.asp> in order to align and standardize our common understanding of this issue before the next meeting. Board expressed gratitude to Michael and Paul for their time and expertise.

- **Shoreland Protection:** Cathy distributed a recommendation for new language clarifications to the Shorefront Conservation Area, to be recommended for March 2010 Town Meeting. The board reviewed the wording and agreed to add "recreational trailer/ trailer" to D6 and the definition of Recreational Vehicle to provide uniformity and clarity to document. **Bob Craycraft made a motion to: Put the Shorefront Conservation Area, as amended, with dates to be determined at the call of the chair, before a public hearing. David Bickford seconded. The motion passed unanimously with no abstentions.**
- **Old Business** None.
- **Next meeting** 12/1

Paul made a motion: To adjourn meeting at 9:35. Dot seconded. Motion passed unanimously with no abstentions.

Respectfully submitted,

Dorothy L. Veisel, Planning Board member

Minutes Approved 12/8/2009

From: Ron Gehl [mailto:rgehl@eosresearch.com]

Sent: Tuesday, November 24, 2009 11:30 AM

To: Cathy Orlowicz Cc: David Allen; Bob Craycraft; Paul Raslavicus; Dot Veisel; Scott Drummey; David Bickford

Subject: Lot Dimension Ratios

Cathy and Board Members,

I understand you may be discussing the Town Center District some more this evening. Unfortunately, I will be unable to provide input as I have an evening meeting on the other side of the state that I must attend. I trust that there will be further opportunity for input before the language is finalized.

I am reproducing below for your consideration some language from the Gray, Maine zoning ordinance that addresses some of the concern about oddly shaped lots that may result from reduced frontage along streets in the town center. This simple language (Section B. 4. is the important part) is typical of many communities' efforts to ensure that street-frontage density is not excessive -this has the effect of providing for adequate spacing between buildings, wells and septic systems by eliminating the possibility for the "bowling alley" type of lot. For instance, if the DES septic rules indicate a minimum lot size of 30,000 square feet for a particular soil type, then a 100-foot frontage is required to maintain the 3:1 ratio in lot dimensions (300 x 100 feet = 30,000 square feet). These dimensions provide for greater flexibility in locating septic systems and wells, so that minimum spacing is easily maintained, and a conservative safety factor is applied to prevent groundwater contamination. In addition, I feel these lot dimension ratios will address some of the "appearance" concerns that lower lot frontage requirements present to some people. A 4: 1 ratio is an alternative value used in many ordinances.

If the Board has not done so already, I urge you to review the document "Soil Based Lot Sizing- Environmental Planning for Onsite Wastewater Treatment in New Hampshire", which was developed by a group of experts representing the Society of Soil Scientists of Northern New England, within put from industry, state agencies and academic interests. This document provides recommendations for soil-based lot sizing with the objective of preventing groundwater contamination, and represents an objective, science-based approach to the issue.

I would appreciate if the above comments are read into the record at tonight's meeting, and look forward to discussing the ordinance in person at a future meeting.

Thanks, Ron

401.13.1 Basic Subdivision Layout

Blocks.

Where street lengths exceed one thousand (1,000) feet between intersections with other streets, the Board may require a utility/pedestrian easement, at least twenty (20) feet in width, to provide for underground utility crossings and/or a pedestrian pathway of at least five feet in width constructed in accordance with design standards for sidewalks below. Maintenance obligations of the easement shall be included in the written description of the easement.

Lots.

Wherever possible, side lot lines shall be perpendicular to the street.

The subdivision of tracts into parcels with more than twice the required minimum lot size shall be laid out in such a manner as either to provide for or preclude future division. Deed restrictions and notes on the plan shall either prohibit future divisions of the lots or specify that any future division shall constitute a revision to the plan and shall require approval from the Board, subject to the criteria of the subdivision statute, the standards of these regulations and conditions placed on the original approval.

If a lot on one side of a stream (as defined in the DEP Minimum Shoreland Zoning Guidelines) or road fails to meet the minimum requirements for lot size, it may not be combined with land on the other side of the stream or road to meet the minimum lot size.

The ratio of lot length to width, outside of the shoreland zone, shall not be more than three to one. Flag lots and other odd shaped lots in which narrow strips are joined to other parcels in order to meet minimum lot size requirements are prohibited. If any lots in the proposed subdivision have shore frontage on a river, stream, brook, or great pond as these features are defined in Title 38, section 480-8, none of the lots created within the subdivision shall have a lot depth to shore frontage ratio greater than 5 to 1.

Ron Gehl, P.E.

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