

APPROVED BY BOARD 8-23-07
ALTON PLANNING BOARD
Minutes of August 15, 2006, at 7:00 p.m.

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Call to Order:

Jeremy Dube called the meeting to order at 7:05.

Members Present: Jeremy Dube, Chairman; Tom Hoopes, Vice-Chair; Jeanne Crouse; Pam Mcleod; Bruce Holmes; Cindy Balcius; Cris Blackstone; Jim Bureau, Alternate; Wally Keniston, Alternate

Others Present: Monica Jerkins, Planning Assistant; Others as mentioned in record.

Appointment of Alternates: Appointed Jim Bureau as alternate for Jeanne Crouse. (Jeanne arrived at approximately 7:15 p.m.)

Approval of Minutes:

June 28, 2006: T. Hoopes, page 3, 6 inserts down "T. Hoopes said but the will need..." Should be "they will need" instead of "the"; page 10, 6th paragraph in "T. Hoopes said is there going to be a spray grass..." Replace spray grass with hydro seeding.

Motion by T. Hoopes, second by C. Blackstone to approve minutes as amended. Unanimous vote.

July 18, 2006: No corrections.

Motion by T. Hoopes, second by B. Holmes to approve minutes as presented.

Approval of Agenda:

M. Jerkins stated that Sav-On Insulation, Case # P04-09, requested a continuance to September, letter is in agenda packets. Also, Case # P06-53, Joan L. and Terry J. Chase, Map 15, Lot 34, applicant was not able to get wetlands scientist to the site before the deadline for submission and therefore requests a continuance to the September hearing.

Motion by P. Mcleod to approve the agenda as amended. Second by B. Holmes. Unanimous vote.

Public Input: None seen.

M. Jerkins read case into record:

Case#P06-67

Map 3, Lot 23 & 24-1

Design Review

Heather and Brian Welch

Prospect Mountain Road

Request submitted by Paul Zuzgo of Eckman Engineering on behalf of the property owners, Heather and Brian Welch, for a conceptual design review of a proposed 14-lot subdivision with an interior road. The property is located within the Rural Zone.

M. Jerkins discussed letter from New Durham regarding the potential regional impact on the roads. Also pointed out the abutter letter included in the packet from New Durham abutter.

C. Balcius recused herself from this case due to a conflict.

J. Dube appointed W. Keniston to replace C. Balcius.

Arthur Hoover, Esq. and Paul Zuzgo present for the case along with the applicants.

Art Hoover gave a brief overview of the proposal. All lots meet Zoning. Distance to the New Durham town line is a short distance.

Paul Zuzgo handed out cleaner copies with wetlands and steep slope colored. Discussed the steep slopes and wetlands, frontage and current use on the plans. The road is approximately 2200'. Discussed a wetland crossing of roughly 1600 sq.

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ft. near the beginning of the road. Other issues are 200' of frontage on each road. The remaining lot will not have 200' on the corner, but the access will be from the 200' frontage.

T. Hoopes asked about the remainder lot configuration (Lot 14).

J. Dube asked if lot 14 stretched all the way from lot 10 to the road.

Art Hoover stated that there are two separate parcels that together make up the entire project. Lot 14 stretches the length of the bounds of both lots together.

P. Zuzgo stated that the back parcel is a land locked lot.

M. Jerkins suggested a lot merger done prior to the subdivision.

T. Hoopes added that it would be non-binding until final approval.

P. Zuzgo stated that the reason for the odd shaped lots is that they were trying to keep all of the proposed lots rather uniform.

J. Dube asked what the size of lot 14 would be.

P. Zuzgo stated it would be 26.7 acres.

T. Hoopes asked if the back portion of the lot was harvestable.

P. Zuzgo stated, yes, it is tree covered.

T. Hoopes suggested assigning some of the land on the back portion of the lot to 7-8.

C. Blackstone stated that she liked the idea of keeping the lots uniform.

General discussion on the uniformity of the lots and the conformity.

J. Dube stated that although he is uncomfortable with the configuration of lot 14, the size of the remainder lot as well as the fact that further development will not be possible make him more likely to accept the idea.

W. Keniston asked about the elevation as it pertains to the road. Discussed with P. Zuzgo the road slopes downward to the cul de sac. Roughly 1116 at the beginning to 880 at the back for elevation.

B. Holmes asked about the frontage on lot 14.

P. Zuzgo stated there would be 200' where the driveway is and about 130' at the shop next to the proposed road.

C. Blackstone suggested the next plan be clearer to show the defined lots.

Art Hoover asked about the setback requirement for the proposed road as it pertained to an existing building on an abutting lot. The building as it exists may not meet the setback from the road. The road may be able to be moved slightly west, and if that happens then a strip of land may need to be adjusted to the abutting lot to comply with zoning.

T. Hoopes asked if there were any problems on the plans meeting the 25' setback for wetlands.

P. Zuzgo stated that there were no issues meeting the wetland buffer.

B. Holmes asked M. Jerkins to explain RSA 36:56.

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M. Jerkins explained this is the regional impact RSA. Discussed notification is required for projects that could have potential impact on another town. New Durham is concerned with the development on Prospect Mountain road and its impact on their roads. M. Jerkins has forwarded to Town Counsel and the Town Administrator to get input on the regional impact and how to proceed.

T. Hoopes stated that it is important to give an impacted town input when it may affect them.

M. Jerkins stated that the concern is not specifically to do with the Welch project, but more the overall development of Prospect Mountain Road.

T. Hoopes stated that a traffic study may be in order for this road given the development.

J. Dube would like to forward the question to Attorney Sessler and to the Selectmen regarding of whether a traffic study should be done to determine the capacity of Prospect Mountain Road and whether a regional impact exists.

Art Hoover discussed the broadness of the statute. Ask that the Notices be sent timely to New Durham.

T. Hoopes mentioned that the road in question is under the purview of the Selectmen.

Art Hoover asked which Planning Commission to notice. The Board discussed whether it would be LRPC or Strafford County. M. Jerkins stated that she thinks it may be both. J. Dube stated we would get clarification from Town Counsel and get back to the applicant's so they would have time to appropriately noticed.

J. Bureau asked what size range is of the smaller lots.

P. Zuzgo answered that the smallest lot was 2 acres up to 3.9 on lot 6.

P. Mcleod stated concern over traffic and school buses.

Art Hoover asked what the Board's position on this being a phased development.

T. Hoopes stated that concern would be over erosion control. But in most cases a phased concept is better for the town.

C. Blackstone addressed the Griffith's letter and offered to take the issue of traffic on Prospect Mountain Road to the Road Agent.

M. Jerkins stated that the Welch's have asked for plan sets to be reviewed by the various departments. Offered to submit letters with the plans to Ken Roberts.

T. Hoopes motioned to allow public input. C. Blackstone second. Unanimous.

Peter Rhodes, New Durham Selectmen, stated that, beyond notification, they would like to work with the Board on this project. Would like the Board's position on whether this can be a coordinated position or a notification position. They have residents who would like to know how involved the Town of New Durham can be since the impact on the New Durham roads will be, in his opinion, more than that of Alton's.

T. Hoopes asked for clarification on whether P. Rhodes is suggesting the two Planning Boards sitting down to discuss this together or in a public forum like the meeting tonight.

P. Rhodes stated that the concept is foreign to him, but at minimum, the plans should be forwarded to the N.D. Planning Board for their review and comment.

T. Hoopes stated that it makes sense for neighbors to work together.

Art Hoover read the RSA and stated that he believes the RSA affords abutting towns abutter status, not decision-making authority.

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J. Dube stated again this is going to go to Town Council; we will notify New Durham when more information is received.

Art Hoover, is the Town concerned with anything in the plans besides the road? The concern seems to be more concerned with the overall impact of many developments on Prospect Mountain Road, rather than with this particular project by itself.

T. Hoopes asked the applicants if they had a problem with submitting plans to New Durham for review?

Art Hoover stated that would be fine.

More discussion on the process of the abutter status of New Durham and under what circumstances they would be able to present their opinions or concerns.

P. Rhodes asked if he could bring a plan with him. The applicants agreed that would be fine.

John Dickson, of Ridge Road top, New Durham spoke as a concerned citizen. Discussed the cumulative affect of development on Prospect Mountain Road. The road has become a short cut to Rochester and has increased in usage over the past couple of years. Winter months are problematic. He has children who play on the road and a commuter using the road to cut through to Rochester has hit his wife. He is concerned with traffic and safety.

Justine Gengras, Alton Conservation Commission, addressed the after the fact problems she has seen with developments that have steep slopes. It's in the implementation of these approved plans that environmental issues are coming about. Suggests that the Board scrutinizes the terrain on the plans prior to approval. Bedrock is at or close to the surface. There are radon problems. There are high levels of iron and manganese. This is not an easy area to develop in.

Mark Fuller, Road Agent for New Durham, highlighted more problems on Prospect Mountain Road. They have a hard time to keep the road maintained. As the road nears the Alton Town line, the road narrows and is on a hill with a curve. There are outcrops of ledge and water that runs continuously. The springtime has presented problems keeping the road passable because of surface water runoff. He is sure that the bulk of the traffic will come down through New Durham roads. Finds it to be easier to go through New Durham than through Alton Roads. He would be happy to work with Alton's Road Agent.

J. Dube stated that the roads are really out of the Planning Boards purview. The Selectmen manage the roads. The regional impact will be looked into.

C. Blackstone asked if 10 trips per day is the standard math. Some discussion indicated that it was in fact a standard number to use.

J. Dube closed public input.

T. Hoopes commented on the configuration of lot 14.

W. Keniston commented on the shop driveway beside the main road and suggested relocating the driveway.

Art Hoover stated that it is their plan to relocate the driveway to the new road. Stated that he would work on the configuration of lot 14 such as possibly making a portion of the back lot a conservation area. Addressed concerns with the road and suggested that the bulk of the traffic on Prospect Mountain Road is commuter traffic and not residents on the road. That will not change. Some people would like to see the road widened and paved, others would like it to stay narrow and gravel to retain the rural character of the road.

J. Dube stated that the Board is way over the time normally allotted for a Design Review and suggested moving on. End of discussion.

Cindy Balcius has resumed seat on the Board so Wally Keniston resumes as alternate. Jeanne Crouse is now here so Jim resumes as an alternate.

M. Jerkins read in the following case:

Case#P06-65

Map 15, Lot 25

**2-Lot Subdivision
Chestnut Cove Road**

Marjorie O'Blenes

Application submitted by Brian Crockett, LLS on behalf of the property owner Marjorie O'Blenes for a proposed 2-lot subdivision. The property located within the Rural Zone.

M. Jerkins read waivers requested for Section 7.2.20, details on abutting properties. Section 7.2.23, natural and cultural features for the remaining portion of the lot, Section 7.2.27, and elevations on remaining lot, and Section 7.2.33, wetlands on remaining lot. A note depicting Zone standards has been corrected.

C. Balcius asked about the calculation for the 25%.

T. Hoopes asked if anyone had a scale. C. Balcius scaled out the wetlands and found no problems with the calculations.

Motion made by T. Hoopes to grant the waivers and accept the application as complete. Seconded by B. Holmes. Unanimous.

The applicant stated that there are two houses and they would like to separate the property so that each house would sit on its own land.

Discussion to clarify the process of acceptance and approval of applications and then the process of obtaining State approval.

J. Dube opened to public input. None seen. Closed public input.

Motion by Jeanne Crouse to approve the application with the following condition: that the note "Progress Print Subject to Change" be removed from the plans; A note to be added to the plat stating the total acreage of each current use category for each lot number; All necessary state, local and federal permits to be obtained prior to the beginning of excavation or timber cutting; copies to be provided to the Planning Department. Second by T. Hoopes. Unanimous.

M. Jerkins read in the following case:

Case#P06-69

Map 2, Lot 20

**4-Lot Subdivision
Prospect Mountain Road**

RACO Development Corp

Application submitted by Vernon Dingman, on behalf of the property owner, RACO Development Corp. for a proposed 4-lot subdivision with an interior road. The property is located within the Rural Zone.

M. Jerkins stated that there are no waivers requested.

J. Dube asked C. Balcius of her knowledge of the parcel.

C. Balcius noted that the entire site should have been delineated, referencing a note from the wetlands scientist.

Vern Dingman stated that there are no other wetlands besides along the brook.

Discussion on wetlands procedures. J. Dube stated that at times a wetlands scientist will stamp a plan indicating that no wetlands have been found on the site.

J. Dube suggests a partial waiver regarding the wetlands stamp pending clarification from the wetlands scientist on the wetland status of the remaining portion of the lot above the brook.

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B. Holmes discussed the lot line adjustment. An application will need to include a boundary line adjustment.

Motion by C. Balcius to accept Case P06-69, RACO Development, Map 2, Lot 20, pending a letter from the wetlands scientist that she completed a wetland delineation on the entire site to be submitted to the Planning Department prior to the next meeting. Second by T. Hoopes. Unanimous.

V. Dingman presented the case. Proposal is for a 700' street with four lots subdivided off the street. Parcel 'A' is to be annexed to adjoin to lot 20-1. This has State subdivision approval. The CO has been issued on the house being built on Lot 20. The wetlands complaint has been addressed per letter from Andy Chapman at NHDES clean lakes program. He will be down to do a final inspection this week. As part of the new proposal, erosion control measures are planned to protect the brook.

C. Balcius asked how much is open on the site.

V. Dingman said about 40,000 sq. ft. of the lot is open. Hydro seeding and loam will be in place.

C. Balcius discussed concerns with erosion. Does not want past erosion failures to happen again. Recommends that specific lots do not get open at once for control purposes. Suggests being careful with this to prevent long-term problems. The specifications on these plans are very generic. Each lot should have a specific sediment erosion control plan.

J. Dube asked about the boundary line adjustment. Informed the applicant that the adjustment needs to be done as a separate application and can be done at the same time as the subdivision. The variance was granted based on the abutter getting "Parcel A". Asked about the status of a cistern on this plan.

V. Dingman stated that the cistern is shown on page 2 of the plan set.

W. Keniston asked for clarification on the cistern language.

Discussion on the fire chief's standards for cisterns. He has a standard that he recommends. Language for easements are approved by Town Attorney.

J. Dube asked if one house would be built at a time or all at once.

Alphio Ragonese stated that he would just be putting in the road prior to winter.

T. Hoopes and C. Balcius asked if he was planning to just put in the binder course first.

Alphio Ragonese stated that he is working closely with the Road Agent to decide how to proceed. T. Hoopes and C. Balcius stated that it would not be beneficial to put the topcoat on just to be destroyed when construction began.

J. Dube suggested a stabilized construction entrance.

V. Dingman stated that the entrance has been stabilized with stone.

C. Balcius asked about the drainage on the slope of the road.

V. Dingman stated that he was looking into whether some of the detention can be used for drainage. There are swales to slow the drainage.

Discussion on drainage into cistern.

W. Keniston asked about the elevation of Half Moon Lake in relation to the property.

J. Crouse asked about the driveway location. V. Dingman pointed out the driveway locations on the 3rd sheet.

Gray Schoppmeyer Realty Trust & Dennis Gray

Frank C. Gilman Highway (NH Rte 140)

Application submitted by Karen O'Rourke of Brown Engineering, on behalf of the property owners, Gray Schoppmeyer Realty Trust and Dennis Gray, for a proposed Boundary Line Adjustment. The property is located within the Rural Zone.

Case#P06-74

Map 8, Lots 5A & 7-1

9-Lot Subdivision

Gray Schoppmeyer Realty Trust & Dennis Gray

Frank C. Gilman Highway (NH Rte 140)

Application submitted by Karen O'Rourke of Brown Engineering, on behalf of the property owners, Gray Schoppmeyer Realty Trust and Dennis Gray, for a proposed 9-lot subdivision with an interior road. The property is located within the Rural Zone.

C. Balcius recused herself. J. Dube appointed W. Keniston as an alternate for C. Balcius and also J. Bureau as an alternate for P. Mcleod who had to leave for the remainder of the evening.

M. Jerkins read in the following waiver requests: Section 327 of the Zoning Ordinance, Wetlands Buffer; Subdivision Regulations Sections: 9.14, Parcel Size Ratio for lot 8-5A-7; 7.2.21 and 7.2.27 as they pertain to the Boundary Line Adjustments only.

J. Dube asked where the wetland buffer was not met.

Dennis Rialland explained that there is a point on Lot 8-5A-1 where the road would come closer to the wetlands.

T. Hoopes asked if the portion disturbed would be revegetated.

Karen O'Rourke stated that, yes it would be revegetated. It comes within approximately 12 feet of the wetland.

T. Hoopes stated that when the ordinance was drafted there was consideration of violating the setback for a road. Asked about the other waiver for the length to width ratio.

J. Dube asked the Board about the relief allowed to be granted from the Wetlands buffer ordinance by the Planning Board.

C. Balcius responded that the applicant could mitigate an encroachment over the wetland buffer. The whole idea is to avoid wetlands.

Other Business:

1. Old Business: Approval of Checklist Amendments, Impact Fees (Tom)
2. New Business: CIP, Meeting with the Fire Chief to discuss the proposed cistern regulation
3. Correspondence: Letter from Attorney Tanguay re: Brandt; Driveway Permit re: Weldon
4. Any other business that may come before the Board.

Adjournment

Jeremy Dube, Chairman