

TOWN OF DUNBARTON, NH
PLANNING BOARD
1011 SCHOOL STREET, DUNBARTON, NH 03046
BUILDING@DUNBARTONNH.ORG
603-774-3540 EXT. 106

Notes of first plan review
October 25, 2013
Submitted by Kelly Dearborn-Luce

Applicant/Owner(s): Earl and Catherine Farley
125 Grapevine Road
Dunbarton, NH Tax Lot # G4-04-03
And
Property Location: Peter and Donna Holden
78 Brown Hill Road
Bow, NH Tax Lot # 12-4-122A

General Description: Lot line adjustment intent is to annex 10.120 acres from the property at 125 Grapevine Road in Dunbarton and make it part of the property at 78 Brown Hill Road in Bow.

The property in Dunbarton is 248 acres and 1900 feet of frontage. The lot is in the Low Density Residential District. (The LDR is required to have 5 acres and 300 feet of frontage.)

The property is located on Grapevine Road and Guinea Road; both are Class V roads, at this property. The proposed adjustment will decrease this lot to 238 acres.

On the submitted plan, it is noted that the property in Bow is within the RU Zoning District which requires 2 acres and 200 feet of frontage.

The proposed adjustment will add 10.120 acres to the property in Bow to equal an area of 12.220 acres with access on 78 Brown Hill Rd.

This plan does not create any new building lots.

Record and History Synopsis:

Earl and Catherine Farley have owned this property since 1977. Their deed is included in your plan packet.

The property is in current use.

The Town Line Boundary is at the stone wall shown on plan.

Review Comments:

The plan and application were received on October 21, 2013, within the 30 day time frame for review at the November 20, 2013 meeting.

The Licensed Surveyor is Peter Holden, license #00596. (Also the property owner of the lot line proposed.)

Review Comments continued:

The applicant has requested two (2) waivers from our subdivision regulations which are;
(1) Contours: minimum five-foot interval; source of contours, field verifications of accuracy; bench mark (USGS) reference, and
(2) Soils: types and boundaries; reference source; wetlands mapping (if any) (if required) and wetland type.

The Town of Bow is in receipt of same application and their public hearing is scheduled for November 21, 2013. (Correspondence with Bill Klubben, Planning Director for Bow.)

Administrative corrections will be required on final plan.

Three new bounds will be set. Kyle Parker, Building Inspector will be notified to check bounds prior to final plan being approved.

In 1998 we approved a similar annexation/lot line adjustment on Little Lane. The "example" is in your plan packet.

Town of Dunbarton, NH**Planning Board**

1011 School Street, Dunbarton, NH 03046

Notes to Site Plan ReviewNovember 20, 2013**Applicant/Owner:** Giovagnoli, Thomas**Property Tax/Lot #:** D6-04-02 @ 57 Twist Hill Road

Gen. Description: Site plan review for a proposed 46' x 588' (27,048 sq.ft.) barn to house 20,000 laying hens
 Lot is in the Low Density Residential District which allows specified agricultural and/or public/institutional uses (and 5 ac. / 300 ft. frontage).
 This lot is 83 acres and 400+ feet of frontage on Twist Hill Road.
 Twist Hill Road is a Class V / Town maintained road.

Record and History Synopsis:

1. Owned by applicant since November 30, 2000.
2. Prior occupancy and use was by Godbout family which operated a turkey farm.
3. Property is subject to deed restriction that no commercial pig farm shall exist and a typical pole line easement.
4. Parcel is in Current Use.
5. A prior outstanding enforcement action regarding Accessory Apartment has been corrected and approved by the Building and Fire Departments.
6. Preliminary building permit reviewed by Building Inspector Kyle Parker on February 14, 2013. A letter sent to the Board of Selectmen on February 19, 2013 from Kyle Parker for request of building permit fees to be waived and Kyle notes (in the same letter) the applicant needs to talk with the Planning Board.
7. March 18, 2013 the Planning Department receives the proposed barn site plan application.
8. April 17, 2013 Planning Board hearing, the Site Plan Application is accepted for completeness. Waivers requested from Section VI 1, 2, and 20. Hearing continued to May 15, 2013. Surveyor Jacques Belanger gave general overall presentation. Abutters and audience expressed some of their concerns-i.e.; well location, access road, agricultural best management practices, management of wetlands, water quantity, truck radius, hours of operation, fire suppression, run off of drainage, etc.
9. Applicant withdrew from May 15, 2013 meeting.
10. May 31, 2013 appeal filed to the Dunbarton Zoning Board from Abutter Kim Chapman through Attorney John Sokul.
11. Applicant chose not to move forward. ("at stay" until appeal process completed)
12. June 26, 2013 Attorney John Sokul withdrew appeal until further notice.
13. Applicant withdraws from possibility of July planning board meeting, citing the revised plans not ready.
14. Applicant withdraws from August meeting. Revised plans not ready; will have new authorized Engineer, Jennifer McCourt.
15. Revised and updated plans received by Planning Department on August 27, 2013.
16. Jennifer McCourt notifies the Planning Department she will be out of the State for the September meeting and plans to be on the agenda for the October 16, 2013 meeting.

17. 2nd hearing held on October 16, 2013. Minutes have been sent out to each member. The hearing is continued until the November 20, 2013 meeting.
18. Applicant to respond with answer of request for third party review for (1) engineering for technical review if plans, (2) CNHRPC to review our regulations and ordinances for code compliance and (3) appraisal report for potential devaluation of neighboring properties.
19. Applicant's and Agents respond to Engineering and Code review and payment in the amount of \$2,650.00 was made by applicant on November 1, 2013.
20. A letter from the applicants Attorney received on November 1, 2013 to request the Board withdraw the "appraisal" 3rd party review request.

Review Comments:

Jennifer McCourt, Engineer has submitted written report addressing several of the concerns that were discussed at the first hearing on April 17, 2013.

New updated/corrected list of abutters has been submitted to Alison Vallieres, Secretary.

New septic design for agricultural use site plan is proposed, (first set of plans noted no bathrooms except a chemical toilet would be on site.) The revised plan has septic design for employees.

Applicant has own Attorney – John Cronin.

Notices and copies of application and revised plans were sent to the Department Heads on September 9, 2013. Police Chief, Fire, Chief, Road Agent, Building Inspector, Board of Selectmen, and Conservation Commission.

Concerns from Departments to be addressed. (i.e.; Fire Chief and Police Chief concern with access and widths of access, and Conservation concerns of wet areas.)

Written comments received from Police Chief Daniel Sklut: "I am happy to see agricultural pursuits in Dunbarton. My only concern at all with this proposal is the tractor trailer traffic hauling eggs and waste on this winding country road. I viewed the approach to the access area from Twist Hill Road on to the property from both the north and south. There should be adequate visibility from either approach for a vehicle operator traveling at a reasonable speed to see a large vehicle enter or exit the property".

Written comments received from Fire Chief Jon Wiggin: "On Giovagnoli's plan I am concerned with the width of the access road; the Fire Department likes 18' roads taking in consideration of snow reducing the width of the road in the winter and being able to pass another vehicle if necessary. Further on in the project the building plans and construction practices will be a concern and will have to be reviewed by the Fire Department".

Need height of building proposed noted on the plan. Engineer states in narrative only.

Exterior lighting is required, but not shown on plans.

All required DES permits are required to be secured. (i.e.; wetlands, etc.)

Storm Water / Site Specific management plan has been submitted.

Some minor administrative changes and other items of corrections to be addressed.

Site visits were done by some of the members of the Planning Board and Conservation Commission at various times. Planning Board members, Mike Guiney and Les Hammond visited the similar facility owned by Pete and Gerry's in Monroe NH.

Referenced Waivers VI, B, 1, 2, and 20 are:

- (1) Surveyed property lines, utilizing the NH State Plane Coordinate System, showing their bearings and distances and showing monument locations every 1,000 feet,
- (2) Boundary survey with a maximum error of closure of 1 in 10,000. Distances shall be to the nearest 100th of a foot and bearings to the nearest 10 seconds.
- (g) ~~(20)~~ Features such as existing water course, water bodies, trees, landscaping, existing foliage lines, other vegetation, rock ledges, stonewalls, and any other human made or natural features, in accordance with Section VII.A. Design of the Development.

2nd Review Comments:

On **November 1, 2013** the office received updated/revised plans and correspondence.

Some new items that have been noted on the plans are:

Previous Administrative corrections have been made. (I.e.; Lot numbers and/or spelling corrections)

Notes on Sheet 2 of 5 that are new:

Note #1 explains the purpose in more details.

Note # 6 list the sight distance as (required minimum is 399' and provided is 433')

Note #12 added the word "average" to the truck traffic is 3 trip ends per week. During spring road weight limit posting only 2 trip ends will be allowed.

Note # 16 lists the conditions (Site Plan Regulations) a through h. per request from Chair at meeting held on October 16, 2013.

Note # 17 addresses the "uses" allowed under Agriculture with the LDR District as being Livestock, Poultry and swine. (Although the use of "swine" farm is noted in the deed as a restriction.)

Note # 18 the cycles of laying hens as 17 weeks old to 80 weeks old.

Note # 7 under the "Plan References" is new as it explains the Wheelers property right to cross over.

Revised Plan:

New septic approval number is given as CA2013115130.

Sheet 2 – new 22x22 compost area added.

The square footage of the barn is now 27,600 (increase of 550 square feet).

Generator noted on plan.

Parking spaces noted on plan. 2 spaces at 20x9.

Also submitted with the revised plans:

Sketch showing (example) that the lot could be subdivided as it relates to water supply.

The building construction plans. (5 pages)

Board will review again when all other technical reviews have been forwarded.

November 15th report from 3rd party review, North Point Engineering and
and on November 18th report from CNHRPC received.