SUBJECT TO REVIEW, CORRECTION AND APPROVAL (12/21/16)

DUNBARTON PLANNING BOARD
WEDNESDAY, NOVEMBER 2, 2016
DUNBARTON TOWN OFFICES – 7:00 P.M.

The workshop meeting of the Dunbarton Planning Board was held at the above noted time, date and place with Chairman Kenneth Swayze presiding. The following members were present:

   Kenneth Swayze, Chairman
   Alison Vallieres, Secretary
   Jeff Crosby
   Charles Frost
   Brian Pike, Selectman’s Representative

Town Board/Staff Members Present:
   Stephen Laurin, Building, Planning and Zoning Department

Others Present:
   Bob Grondin, Summit Excavation/Stinson Hills, LLC
   Ed Rogers, LLS, P.E.
   Michael Guiney
   David Nault
   Gary Chicoine
   Line Comeau, Town Administrator

Ken Swayze, Chairman, noted that there was a quorum of the Planning Board present. He noted that the meeting had been posted in two public places throughout the Town, and put on the Town’s Web Site.

The Chairman opened the floor to Bob Grondin prior to taking up the first item on the agenda.

Bob Grondin said that after a delay of many months they have received an invoice from the Town’s engineer regarding several road inspections at Overlook Drive. He said the amounts charged are too high, and that they could have addressed this concern early if they had received the invoices in a timely manner. He noted that the charges from Terracon for their testing work are way out of line. He explained that many of the mileage charges are questionable and the hours attributed to testing work is excessive. He asked that the Planning Board address the extremely high costs.

Ken Swayze said that a meeting should be scheduled between the Road Agent, the Town Engineer, Bob Grondin and himself to discuss the billing amounts.

Bob Grondin said he is willing to pay for reasonable costs to date, but he disputes the amounts that have been invoiced. Line Comeau suggested that she and Bob could sit down and agree on an appropriate amount to be paid at this time. Bob agreed to the suggestion, and to replenish the escrow account.
CONCEPTUAL CONSULTATION:

Michael Guiney and Ed Rogers were present to discuss their proposed 6-lot subdivision located at 32 Kelsea Road (Tax Map B6-01-05).

Ken Swayze announced that it is the intention of the Planning Board to have a non-binding discussion of the proposed 6-lot subdivision, and that the Board would not be making any decisions tonight.

The Chairman informed everyone present that the Board did not accept the application that was presented at the October 19 Planning Board meeting. He explained that the application included far too many waiver requests, and the extent of proposed road upgrades was entirely inadequate.

Discussion ensued regarding an alternative subdivision that utilizes the provisions of the Open Space Ordinance. Ed Rogers said that after looking at that possibility, they ultimately decided that there were too many liming factors, including the 50’ setbacks, the prohibition of using any of the existing Class V road, and the cost of constructing an interior road to service, by their calculations, the necessary 9-lots to make it feasible. George Holt pointed out that there are no structure setbacks to wetlands.

Discussion continued regarding the length of Class V portion and Class VI portion of roadway along the lot, and the status of roads on the Goffstown end of the lot. In response to a question from Ed Rogers regarding the proposed turn-around and the extent of required upgrades to the Class VI section of Kelsea Road, the Board said all new Class V roads need to meet essentially all of the subdivision standards. The Board would not likely give approval to simply upgrading the turn-around section to the substandard conditions that are present on the existing Class V section of Kelsea Road. Ed Rogers asked if the Board would be more amenable to accepting the application if the turnaround was brought up to all of the subdivision standards. Board members responded that it would help.

The discussion continued regarding the conditions of the land on the Goffstown end of Kelsea Road. Ed Rogers said the rod and gun club land is mostly swamp-like and is not developable. Jeff Crosby noted that the Pointer Rod and Gun club members could use Kelsea Road to access the club land if Kelsea Road was further improved. He said the applicant and Board need to come up with ways to fund upgrades to the existing Class V road that would be necessitated as a result of any subdivision.

Jeff Crosby pointed out that sections of Kelsea Road are as narrow as 12’ which creates a problem for plowing and other maintenance. He said the previous application did not say anything about providing even minimal upgrades to the existing Kelsea Road, which he thought was a significant oversight.

Alison Vallieres said that the regulations require a 24’-wide roadway with shoulders. Board members noted that some private roads with an 18’ travel way and 2’ shoulders on each side have been allowed by the Fire Chief.

Ed Rogers said they will put together a new application. Ken Swayze said they should reach out to George Holt to discuss Open Space possibilities and Jeff Crosby about road upgrade possibilities. Jeff Crosby said he would prefer to see a hammerhead rather than a “turn-around”, for snow storage purposes.

Ken Swayze reiterated that the Board does not want to see a large number of waiver requests (e.g. 18” stone base, width, etc.). He added that once an application has been submitted, the Board should review it for consideration as a development of regional impact.

David Nault, 34 Kelsea Road, said he is concerned about the 400 members of the Pointer club accessing the club property from Kelsea Road, and said the Town should require the applicant to upgrade the entire Kelsea Road if they go forward.
Gary Chicoine, 52 Birchview Drive, said that he was required to upgrade a portion of Kelsea Road to current standards when he subdivided, and that any other applicant should be required to do the same.

OTHER BUSINESS:
Line Comeau said the Selectmen have discussed some of the provisions of the Zoning Ordinance that are unenforceable (e.g. Phasing of Building Permits, Accessory Dwelling Units). She requested that the Board submit any proposed amendments to the Zoning Ordinance to her early so that they can be properly placed on the ballot. Ken Swayze suggested that the Board may also want to discuss the setback requirements for Open Space Subdivisions.

ADJOURN:
Brian Pike made a MOTION to adjourn the meeting at 8:12 p.m.
Chuck Frost SECONDED the motion. The motion PASSED unanimously.

Respectfully submitted,
Stephen Laurin
Building, Planning and Zoning Administrative Assistant