

1 **PLANNING BOARD**

2 DRAFT - Minutes of April 2, 2014

3 **ATTENDEES:** Arnold Rosenblatt – Chairman, Sally Wilkins – Vice Chairman, Gordon Leedy, Michael Dell
4 Orfano, Cliff Harris, Richard Hart – Conservation Commission, John D’Angelo – Ex Officio, Marilyn
5 Peterman - Alternate, Sarah Marchant – Planning Director
6 Absent: Eric Hahn – Alternate, Allen Merriman - Alternate
7

8 **NEW BUSINESS:**

9 **Case #4845 - 030514 – Terry & Kelly Connor – Smith Lane, PIN #003-027-000, 003-028-001, 003-029-**
10 **000: Design Review of consolidation, subdivision, and site plan for Senior Community in the**
11 **Residential/Rural Zone.**

12 Kyle Bouchard of Meridian Land Services, Inc. was representing Terry Connor, who was also present.
13 Kyle began by stating the board had seen the plan before and he was here to give an update, have a
14 design review, and answer questions before they move the project forward to submission. This project
15 is a consolidation, subdivision, and condo site plan with thirty (30) elderly housing units. The first part
16 is the consolidation of the three (3) existing lots and their subdivision. One lot was previously owned by
17 the DOT, now owned by Mr. Connor as are the two (2) other lots. There is a parcel with some
18 environmental constraints and the need for consolidation and subdivision. They are taking the three
19 (3) lots, consolidating them, and then re-subdividing them into two (2) lots. They would then return to
20 subdivide into three (3) lots with a lot line adjustment. There will be a parcel in the north, one to the
21 southeast and a longer one to the west. It was not possible to update the revised drawing to show this,
22 at this time.

23 Gordon clarified there will be three (3) lots with a lot line adjustment: two (2) single building lots and
24 one for the development.

25 Kyle showed the entire property, including the proposed area for a senior development. There will be
26 thirty (30) units, three (3) roadways, a club house, and a mailbox building. There are plans for three (3)
27 duplex units at the moment. There will be stormwater basins to the south by the entrance road, and
28 they have proposed septic fields. Each unit will have its own septic tank but some units will have
29 shared drainage fields. The club house will house the water treatment and pumping station
30 equipment, and a test well will be dug next week. There will be a fence to close off access to the
31 former Smith Lane which will be for secondary emergency egress with a lock box and signage. The
32 other access to the development is off of Merrimack Road, and it will be a new access point. The road
33 profiles show there will be little fill and cut, and they generally hold the grade. The site is near a flood
34 plain, and the plan shows drainage details which are generic at this point as this is still being
35 developed. There are various styles of homes shown on the plan, but the duplexes will be of the same
36 style. There is a schematic of the club house and a conceptual floor plan included showing the location
37 of the water treatment equipment. The mail box building will look similar to the club house, and there
38 will also be signage on site.

39 Mike asked about the fire department memo.

40 Sarah replied it was mainly regarding E911.

41 Mike asked if this development was subject to a different fire code.

42 Sarah replied it is but not the traditional code; the applicable code is under a section involving planned
43 unit development due to the closeness of the buildings to each other. The applicant has had several
44 conversations with the fire department about this.

45 Mike asked about a scenic setback.

46 Sarah replied that doesn't have anything to do with a senior development, and Smith Lane is pre-
47 existing.

48 Kyle stated they have had discussions with Sarah regarding the best division of the land and whether
49 an additional house lot can be near the existing house lot; this plan was the result.

50 Mike asked if that was why they wanted to subdivide into three (3) parcels.

51 Kyle replied they wanted to do a consolidation lot line adjustment, then a lot line adjustment for the
52 three (3) parcels into three (3) different parcels, for the convenience of development.

53 Cliff asked about the DPW concerns regarding right of way and a turning pocket.

54 Kyle stated they didn't have a discussion with DPW about it but were aware of it. They could
55 accommodate it with an easement to allow turning lanes to be installed. They are working on a traffic
56 assessment, and at this point it would be a 2.5% of the total traffic volume.

57 Cliff indicated if there are problems with the road, it would be best to do what DPW asks.

58 Sally clarified DPW would like to create a turning lane but there isn't enough land, and DPW is asking
59 the planning board to require it.

60 Gordon noted they are operating at service level F.

61 Sally replied it would increase visual capacity and enable turns to the southwest.

62 Mike asked if the owner agrees to do this.

63 Kyle replied they still want to put numbers behind it but will agree to do it.

64 Sally stated this development will be attractive but wondered if they would contemplate different
65 colors to aid in finding specific units as typical similar developments are all one color. A combination of
66 different colors or porch details will make it easier to get around and will look better.

67 Kyle noted there were various options available regarding color and windows, etc., but he wasn't sure
68 to what extent.

69 Mike asked if people can choose the lot they want and along with the model they want with some
70 choices.

71 Kyle replied they would have some choices.

72 Marilyn asked if the buyers will own just the building or the building plus a small amount of land.

73 Kyle stated he had a limited understanding in this matter but thought the owners would own the units
74 and the land would be owned in common; ultimately a plan will be developed that shows faux lot lines.

75 Marilyn stated the Fells was not designed that way; the owners own some land several feet beyond the
76 house for gardening, etc. She suggested they contemplate that.

77 Terry stated he would like that, if possible.

78 Marilyn suggested the pumping of the septic tanks be noted in the condo documents, as the elderly
79 owners may not be aware of such things.

80 Kyle indicated the documents could be set up that way; he was just not sure when they would be
81 processed.

82 Marilyn stated these things work in the condo docs, and they should also note limited use of pesticides
83 and fertilizers.

84 Kyle replied there are environmental limitations.

85 Sarah stated the documents would be taken care of by her office.

86 Gordon stated this seemed to be a reasonable plan, but he did have a question regarding density;
87 there are thirty (30) units, each with .5 acre.

88 Sarah replied the ZBA granted the density through special exception.

89 Gordon noted this was a dense development, and the board will place high importance on how they
90 treat the landscape. They should look closely at it and not submit a typical landscape plan; it should be
91 done by a licensed landscape architect.

92 Arnie asked what the goal was for tonight.
93 Sarah replied tonight is a design review of larger items before the applicant returns with a final site
94 plan.
95 Arnie asked about the suggestions the board was making.
96 Gordon noted they are non-binding recommendations.
97 Sarah stated this phase is required, but no decision by the board is necessary at this time.
98 Gordon stated other issues that might come up would be pedestrian connectivity – are they
99 attempting to create a community; if so, they need to facilitate ways to be mobile on the property. Are
100 there other amenities like a community garden or some other means of getting the residents together?
101 Providing some private space for the units is a nice thing and something that buyers would look for. Is
102 it a community water supply, and would they convey it to Pennichuck?
103 Kyle replied that would be written into the condo docs. He wasn't sure who would be maintaining the
104 water.
105 Terry replied the condo association would handle it.
106 Gordon replied since this is a small development, Pennichuck might take it over. He asked how far
107 away the water supply was.
108 Sarah replied it was over a mile away.
109 Gordon noted most management companies would be clueless about the water system, and he
110 suggested they have a conversation with Pennichuck to see if they would take it on.
111 John had no comment.
112 Rich noted Smith Lane had been abandoned and noted the fire department wanted access roads.
113 Would they be making any improvements on Smith Lane, and what about snow removal?
114 Kyle stated they will work with the fire department, but he thought the road would remain gravel but
115 be maintained; snow removal would be part of the maintenance plan.
116 Arnie stated he agreed with all of the comments, and they will try to make this an imaginative and
117 interesting project, something that will not be cookie cutter. He hoped the board will do better than
118 with previous projects.
119 Sally asked if the special exception stated the age restriction as 55 or 60.
120 Sarah replied it will be a 55+ community.
121 Mike asked if the developer expected to fund an association fund in case there is a problem with the
122 property.
123 Kyle indicated they would look into it.
124 Marilyn asked about the size of the units.
125 Terry replied they would be around 2000 square feet, including the garage.

126
127 **OTHER BUSINESS:**

128 **Amendment and clarification – Granite Hills Subdivision, PIN# 006-079-000 & 000, Walnut Hill Road –**
129 *NH Public Water Supply Wellhead Protection Area reference map correction for Granite Hills*
130 *Subdivision (approved in 2005)*
131 Hing Watt stated he was the current owner, and the subdivision was approved in 2005. The road was
132 finished in 2009 and has been accepted by the town; no houses have been built. He noticed, after the
133 Water Supply Wellhead Protection Area was updated last year that it affected this property. In 2005,
134 the Wellhead Protection area was shown on the plan to be 4000 feet and encroached on this property.
135 The protection area now is much smaller, so they have tried to make the correction and came up with
136 an acceptable solution with Sarah. They will amend the plan by recording a document that removes
137 any reference to the protection area on the plan.

138 Sally noted, with the smaller protection radius, it doesn't show up on this plan at all.
139 Gordon clarified they are just removing the Wellhead Protection zone from this plan.
140 Sarah noted the area is not correct; even in 2005 the protection radius was 1300 feet.
141 Rich and John had no comment.
142 Gordon asked why they can't remove the line from the plan referencing this and amend the
143 subdivision plan to show that and submit new plans.
144 Sarah replied they can't, and that's why it took three (3) months to come up with a solution. The
145 original surveyor is not to be found, and no one at the surveying firm is willing to stamp the amended
146 plan. Attorney Drescher feels the one (1) page document is sufficient.
147 Gordon clarified instead of a new set of plans, this document is recorded instead so there are no plans
148 to vote on and no acceptance of plans for review.
149 Arnie, Marilyn, Sally, and Cliff had no comment.
150 Mike verified there would be no health or safety issues with this.
151 Arnie asked if any abutters or concerned citizens had any comments; there were none, so he asked if
152 there was a motion.
153 **Gordon made the motion to approve the proposed amendment and clarification and authorized the**
154 **chairman to sign the proposed amendment.**
155 **Cliff seconded the motion; all were in favor with none opposed.**

156
157 **OLD BUSINESS:**

158 There was no old business.

159
160 **MINUTES:**

161 March 5, 2014

162 Sally made the following corrections:

163 Line 54: strike entire line

164 Line 84-85: add "Sally pointed out they were talking about drugs in wastewater."

165 Line 184: remove "with reduced frontage" and add "if they install a road".

166 John made the following correction:

167 Line 35: change "crush" to "crushed"

168 Cliff made the motion to accept the minutes as amended.

169 John seconded the motion; all were in favor with none opposed and Gordon abstaining.

170 Gordon noted, after hearing the amended corrections, that the planning board has no authorization to
171 regulate pharmaceuticals in urine.

172 Sally agreed they did not and noted the question was whether the proposed system was able to filter
173 them out.

174
175 **REGIONAL IMPACT:**

176 Sarah noted there was nothing with regional impact at this time, but the deadline was Monday, April 7,
177 2014.

178
179 **CIP NOMINATIONS:**

180 Sarah noted Eric and Sally had volunteered for the committee and there was still a need for an
181 alternate. The committee meets the opposite Wednesdays as the planning board.

182 Rich volunteered to act as alternate.

183

184 **ITRAC:**

185 Sarah noted if there were a large number of items on the May 7, 2014, agenda, ITRAC had a conflict
186 and would prefer to meet on April 30, 2014. The board agreed to meet on April 30, 2014, if necessary.
187

188 **WORKFORCE HOUSING:**

189 Sarah noted the handout was a list of the priorities the board had decided upon with regard to the
190 ordinance change discussions. She wanted to have the board look them over and decide if anything
191 was missed or shouldn't be on the list.

192 Mike reiterated these items are things that need to be addressed when they rewrite the ordinance.

193 Gordon noted the suggested pricing of affordable housing is actually less affordable than what is
194 generally on the market. He felt the reason is it is a way for developers to get higher density and a
195 higher sale price.

196 Arnie noted he would like to see the revised ordinance before making any decisions about it. It is self-
197 evident that there has been no development in Amherst that hasn't been workforce housing. He felt
198 this ordinance is exploited in order for the developers to make money. He noted Mike had made a
199 worthy effort with the first draft that was presented. His second issue is while looking at housing
200 diversity, there is more now than before. His third issue was he never liked ongoing restrictions, and
201 he opposes government imposing a restriction on income.

202 Gordon stated if they are going to grant this type of development, they have to do the research in
203 order to provide assurances that the units will remain affordable; they have not remained so in many
204 cases.

205 Sally noted they had worked on a document in 2005 to send to realtors because this was an existing
206 problem.

207 Mike noted they have to have a process in place to make these changes, and the list of items to discuss
208 is merely a step in the process. He noted if retention is a problem, it should be discussed along with
209 diversity and what the planning board can request.

210 Sally noted to Arnie that this was not ordinance language yet.

211 Mike stated they are identifying priorities to include in the final ordinance language.

212 Rich thought including mixed use would help with the affordability; it remains cheaper than stand-
213 alone residences.
214

215 **STRATEGIC GOALS:**

216 John asked Sarah about the strategic goals that were requested by the BOS.

217 Sarah replied the planning board had gone over them, and she hadn't had a change to submit the
218 revised document.
219

220 **ORDINANCE REVISIONS:**

221 John noted it was time to rewrite the rural recreation section of the ordinance as there were several
222 petition articles on the ballot this past voting period.

223 Sally thought it would be too much to tackle this year with the workforce housing ordinance.

224 Sarah noted they already have the ITRAC grant and the workforce housing ordinance on the schedule
225 for this year; they could start the process later on.

226 John felt they should have a rational structure and definition in place; and if they can't get to it this
227 year, they need to in 2015.

228 Cliff suggested they come up with a list of things to discuss.

229 Sarah felt it would be best to talk to the community about possible changes.

230
231 Arnie asked if there was a motion to adjourn.
232 Cliff made the motion with Gordon seconding; all were in favor.
233 Meeting was adjourned at 8:45 pm.

DRAFT