

# Draft

## PLANNING BOARD

March 21, 2006

**Members Present: Barbara Freeman (Chair), William Weiler (Vice Chair), Ron Williams, Travis Dezotell, Lacy Cluff (Alternate) and Ken McWilliams (UVLSRPC)**

**Mrs. Freeman called the meeting to order at 7:20 p.m.**

Mrs. Freeman appointed Mrs. Cluff as a voting member for this meeting.

### Minutes

The Board reviewed the minutes from 11/01/05 and made corrections. A motion was made to accept the minutes as corrected. It was seconded. All were in favor.

The Board reviewed the minutes from 04/16/02 and made corrections. A motion was made to accept the minutes as corrected. It was seconded. All were in favor.

The Board reviewed the minutes from 02/21/06 and made corrections. A motion was made to accept the minutes as corrected. It was seconded. All were in favor.

**Case: 2003-011: Final Review – Pickman and Sons Development – Major Subdivision – Gillingham Drive and Old Sutton Road – Map 052 Lot 607-064.**

*Notice is hereby given that the Newbury Planning Board will received submission of an application from Pickman and Sons Development, LLC for a Final Hearing for a Major Subdivision off Gillingham Drive and Old Sutton Road, Tax Map 052 Lot# 607-064 on Tuesday, December 20, 2005 at 7:30 p.m. in the Town Office Building at 937 Route 103 in Newbury, N.H. If the application is accepted as complete, a public hearing will commence on the accepted application.*

*Copies of the plans are available for public review at the Town Office Building during regular business hours.*

Mrs. Freeman read the above public notice. She explained that the Board had accepted the application as complete and had been in the process of reviewing it. The hearing had been continued three times. She explained that the procedure for the hearing was that the applicant would present any new information, the Board would ask questions and open the hearing for public comment. The Board would then either deliberate and make a decision or continue the hearing if more information was necessary.

Mr. Eckman said that he wanted to focus on another option on Gillingham Drive. He submitted new plans to the Board that he wanted to discuss. He said that he worked with

Lou Caron and came up with another configuration that worked well. The applicant was requesting two waivers, radius curve and slope. The design speed for the radius curve was 32 mph. The regulations require a radius curve of 390 degrees if the road was at maximum grade. He said that it was 260 degrees. He said that the grade of the road was 10.09% and that regulations stated that a road could be no greater than 8%. He said that the last design was a 12% grade.

Mrs. Freeman asked Mr. Caron if he had looked at it.

Lou Caron said that from a safety standpoint, it looked pretty good. He said that they could not get the road grade below 10%.

Jim Pickman said that Cal Prussman, Road Agent, was okay with the design.

Mrs. Freeman asked Mr. Prussman to give his opinion.

Mr. Prussman said that he did not have a problem with either the curve radius or the 10.09% grade.

Mr. Eckman said that once these waivers were approved, they had a lot of work to do in terms of drainage.

Mrs. Freeman said that she had two points that she wanted to make. The first was that this was the first that the Board had seen this new design and the second was that it had been expressed by the board in the past that they were concerned with the driveways coming off this road and there was no reference as to how many driveways would be on the steep section of the road.

Mr. Eckman said that he was looking for a consensus from the Board before doing all the driveway grading.

Mrs. Freeman said that, speaking for herself, she would be more willing to grant a waiver if she saw a decrease in the number of driveways. There were a lot of driveways and no reference to those on the new plan.

Jim Pickman said that there was less of a cut on this design so the driveways coming down were going to be less steep.

Mr. Williams asked what the maximum cut was.

Mr. Pickman said that it was 23 feet. In the previous design, it was between 28 and 29 feet.

Mrs. Freeman opened the hearing to public comment.

Jerry Gold, Gillingham Drive, asked what the thick dark line was on the plan.

Mr. Eckman explained that it was the grading and that each line represented a contour.

Jerry Gold said that the plan was still not showing the right of way.

Mr. Eckman said that it was not on this plan.

With no further comment, Mrs. Freeman closed the hearing to public input.

Mrs. Freeman asked if the Board felt like they had enough information to consider the waiver.

Board agreed that the new information was substantial enough that it should have been submitted prior to the meeting to give them time to review it.

Mrs. Freeman said that she would like to see the driveways and lots on the plan.

The Board agreed

Mrs. Freeman asked that they also provide the Board with cross sections of areas that they were going to cut and fill.

Lou Caron suggested that they spend the time and do the grading on the driveways.

Mr. Eckman said that once the waiver was approved, they could do the lots and driveways, but at this point, they may shift.

Jim Pickman said that their concern was the corner and the slope right now.

Mr. Caron said that there really were not that many lots, but also felt that the lot layout was less important than the driveways.

Mr. Williams said that it would not hurt to do a couple of test pits, because there was a lot of ledge.

Mr. Caron referred to the plan and said that there were really only five lots.

Mrs. Freeman said that five was not a lot and asked that they locate those driveways.

Mr. Caron said that there appeared to be one very steep driveway, 22%. There was also a driveway that was 780 feet long.

Mr. Caron asked if they had considered shifting where the road came into Gillingham Drive.

Mr. Eckman said that they looked at that, but that it did not help.

Mrs. Freeman asked if there was anything else that they wanted to present.

Mr. Eckman said no, just these two issues right now.

Mrs. Freeman told Mr. Pickman that Mr. Eckman was aware that the Board needed the plans 10 days in advance.

Mrs. Freeman asked if they brought a letter giving the Board permission to continue the hearing.

Mr. Eckman said that he would send another letter to continue for another 30 days.

Mrs. Freeman asked for any other comments from the public.

With no further comments, a motion was made to continue the hearing to April 18, 2006 at 8:00 p.m.

**Case: 2006- William Moul**

Mrs. Freeman read the above public notice and explained the hearing process. She said that the applicant would make a presentation, the Board would ask questions, the hearing would be open to public comment and assuming the Board was satisfied with the material presented, they would deliberate and make a decision.

Clayton Platt introduced himself as the authorized agent for William Moul. Puksta Trust was represented by their lawyer.

The Board reviewed the application for completeness. A motion was made to accept the application as complete. It was seconded. All were in favor.

Mr. Platt explained that there were three existing lots between Edgemont Road and Route 103. They were proposing to annex one lot to the other two lots. Basically, turn three lots into two lots.

Mr. Platt said that one lot was becoming less conforming, so a restriction that it was not to be a residential building lot was noted on the plan and in the deed. The lot would be for accessory use only and not used for a stand alone residence. He read the language from the deed (please see file).

Mr. McWilliams said that he should use the language in the deed on the plan as well.

Mrs. Freeman asked if the Board had any issues.

Mr. Weiler asked if all the lots were on Tax map 7.

Mr. Platt said that he believed so.

Mr. Weiler said that he was puzzled by the lot numbers because they did not seem accurate.

Mr. Platt said that there was a merger in the past that may have affected the sequence of the lot numbers. He said that he would check the lot numbers for accuracy for the final mylar.

Mrs. Freeman said that there were three items that needed to be addressed. The exact language of deed needed to be on the plan, correct number and verify that the lot numbers were correct.

Mr. Platt said that they also needed to set the final monuments

Mrs. Freeman opened the hearing to public comment.

Don McGinnis said that he approved of the annexation.

Jim and Donna Clark said that they also approved of the annexation.

A motion was made to approve the annexation with the above conditions. It was seconded. All were in favor.

Mrs. Freeman said that a parking easement plat had been submitted. They wanted to record it, so it needed to be signed by the Planning Board. The Board decided that there was not enough information available and wanted them to come in for a conceptual review.

A motion was made to adjourn. It was seconded. **Meeting adjourned at 9:30 p.m.**

Respectfully Submitted,

Lacy L. Cluff  
Recording Secretary