

MINUTES
PLANNING BOARD MEETING
August 2, 2017

PRESENT: Bert Hamill, Chairman, Liz Freeman, Paul Termin, David Lage, Ned Nichols, Debbie Deaton

The meeting was called to order at 7:30 p.m. at the Town Office.

The Board reviewed the minutes of the July 19, 2017 meeting and the following changes were made: page 1, second sentence should read "Bert appointed Dierdre to serve in Tim Jones' absence"; page 1, third paragraph should read "...to reach an agreement with the property owner..."; page 2, fourth paragraph should read "...years or the Town may not see the money..."; page 2, sixth paragraph should read "...the contractor may have difficulty getting financing in the future"; page 2, seventh paragraph should read "...inquired that providing the paving..."; page 2, last paragraph should read, "...the bond released, at which point, he will no longer be responsible for the road"; page 3, third paragraph should read "...look at the road..."; page 3, fifth paragraph should read "...regarding non-point source..." Bert accepted the minutes as amended.

Liz read from the Subdivision Regulations, Section VI, 6:01 and 6:02, to clarify the difference between conceptual discussion and general design review, RSA 676:4, II a and b.

USA Properties Inc.: At 7:40, Bert began by stating this is a conceptual discussion regarding the roughly 94 acres on Stowell Road and is non-binding for either party. Mr. Simpson agreed. There is currently an active application for the property. Mr. Simpson would like to explore the possibility of a multi-family housing development for ages 55+ with approximately 72 units.

Mr. Simpson stated that Mr. Holden came up with this concept. It will be more beneficial for the town as opposed to the active plan. It will preserve more natural land, and being mostly 55+, will have less impact on the schools and town services, will eliminate the need to upgrade the road, and should make abutters happier.

Further, he stated multi-family units would be built on the first loop road shown on the submitted plan rather than single family homes. He noted there are two similar developments existing in town, one on Stowell Road and one on Turnpike Road. Mr. Holden said the Zoning Ordinance is not crystal clear regarding the possibility of multi-family dwellings.

Liz read the definition of Dwelling, Multi-Family/Apartment from the Zoning Ordinance: "A dwelling on one lot containing separate dwelling units for three or more families, having separate or joint entrances, services or facilities." She suggested that USA Properties would need a variance from the Zoning Board.

David noted that each unit will have to have 30,000 square feet of land according to the Zoning Ordinance. Liz added that a cluster development is for multiple single family homes only.

There was a general discussion regarding the following items: The units will be for sale, not rental. Each unit will be approximately 1500 square feet and will probably have a carport vs. a garage. Each unit will have 3 bedrooms. Bert and Liz suggested the applicant could also have 1 and 2 bedroom units. Approximately 10% of the units will be ADA Compliant and probably located on end units.

There will be a community water system with the wells being approximately 500 feet apart and one septic system for each building with a sanitary flow for 24 bedrooms. Bert listed other things to consider: Trash removal, dumpsters, snow removal, parking spaces for residents and visitors, common areas, fire protection/sprinkler systems, some upgrading of Stowell Road and possibly a Homeowners Association.

Ned questioned which article USA would be requesting a special exception from the ZBA. Mr. Simpson responded that they would use the Site Plan Review to see if they could build multiple units on one lot without having to subdivide and Liz stated USA would need a variance for multiple buildings on one lot and a special exception for multi-family dwellings.

David inquired why the applicant believes a special exception or variance would be granted by the ZBA. Mr. Simpson answered it would be less of an impact on the town as far as natural disturbance, town services and the school system as compared to the single family plan. He added that it would be beneficial not to have to subdivide making pie shaped lots and getting the same amount of units which meets the density requirements of the Zoning Ordinance of 30,000 feet per unit.

Liz suggested the applicant submit a variance/special exception to the ZBA stating they would like to put x amount of multi-family units on one lot without subdividing. David mentioned it would be beneficial to submit all special exception and variance applications at one time.

Liz commented USA Properties may need to file a new application which will subject them to the current Zoning Ordinance. Bert and Ned stated they thought the existing application could possibly still be used. Liz added that each building needs a minimum of 200' of frontage and 30,000 sf of land per unit.

Mr. Simpson cited a paragraph from the Site Plan Review regulations stating that the Board may, at its discretion withhold approval of any Site Plan that will require an increase in municipal services and asked if the Board thought that their new plan would be denied. David stated New Ipswich does not have any municipal services.

Bert mentioned that the Board is meeting with USA Properties in October regarding the existing application. David questioned if USA decides to pursue the new idea, would they put the existing application on hold and Mr. Holden replied they would.

Green Farm Road: Bert sent a letter to Mr. Litchfield and he responded by calling Bert. He stated he has a contract with R & D Paving and would contact Peter Goewey and Kent Brown when they intend to start paving. David asked if Mr. Litchfield mentioned a third party inspector and Bert replied that he did not, it was in the minutes and in the letter. Bert asked Mr. Litchfield to give notice to residents. He replied he would and paving should start within the next couple of weeks.

DES drainage: Bert asked Liz if she had heard anything from DES regarding coming to a meeting. She replied she had not heard back from them.

Other items: Bert asked if there were any other items to discuss. Debbie stated that Ed Rogers has a subdivision/lot line adjustment and would like to be heard on August 16th. Bert stated that the plans must be submitted 21 days prior to a meeting and to schedule Mr. Rogers at 7:40 on September 6, 2017.

David made a motion to cancel the meeting on August 16. Ned seconded the motion and it passed unanimously.

At 8:45 p.m., Paul made a motion to adjourn the meeting. The motion was seconded by Liz and passed unanimously.

Respectfully submitted,

Debbie Deaton, Land Use Clerk