

**Town of Springfield
PLANNING BOARD**

MAY 18, 2006

MEMORIAL BUILDING

7:00 P.M.

The following are to be considered draft minutes only until approved by the Board at their next meeting.

Present: Andy D'Amico, Ken Jacques, Linda Welch, Peter Keene, and Neal Huntoon. Kevin Lee arrived at 8:15 p.m. **Absent:** Darrin Patten, Ken Rodgers and Jessie Levine.

In the absence of the chairman and vice chairman, Board members nominated Ken Jacques to stand in as Chairman until Kevin arrived.

Minutes: Linda moved to accept the May 18, 2006 minutes as written, seconded by Andy and unanimously approved.

Reports: Treasurer's: No report
Driveway: No permits received
Zoning: Variance approved for Harold Anderson on Town Farm Road for septic setbacks.

Merger: Merger application reviewed and approved for Cynthia and Gregg Bruss on George Hill Road.

7:15 p.m. – Continued Site Plan Review Hearing – Gene Hayes: Applicant has withdrawn his application. Hearing not opened.

7:15 p.m. –Brooks – 2 lot subdivision – Grantham Road/Route 114. The hearing opened at 7:15 p.m. Present: Tom Brooks, and Roger Rodewald. Mr. Rosewald presented the plan. Applicant wishes to subdivide a 5 acre parcel into 2 lots. They have applied to the State for subdivision approval. The State DOT has requested a common drive, and they have applied for that. There is an existing house on one of the lots. The proposed septic system is to be an enviro system. The Board reviewed the application checklist. Linda moved to accept the application seconded by Andy, and unanimously approved.

The Board then began the public hearing. The plans were reviewed. Board members discussed the lot sizing requirements. The lots appear to be below the minimum standard when the area of wetlands is excluded. The Board reviewed the lot sizing requirement with Mr. Rosewald. Mr. Rosewald inquired as to other options. The Board agreed that there was not adequate acreage to create two lots. Mr. Rosewald withdrew his plan and left the hearing.

Consultation: Neill Cobb – Exit 12A Self-Storage. Mr. Cobb reviewed his Site Plan Review approval with the Board. Courtney Heath, of Northeast Towing rents storage space from Exit 12A. Mr. Heath is looking for a place to temporarily store towed vehicles. Mr. Cobb indicated that his Site Plan gives approval for storage of RV's, and boats in an area he has created and uses for that purpose. That storage area would be where the cars would be stored. He has no plans for any additional buildings for at least the next 1-2 years. Mr. Heath indicated that there could be approximately 6-12 vehicles per week. They move out very quickly as insurance companies don't want to pay for storage. The State requires that abandoned vehicles be stored for 30 days. The Board discussed fluid leakage from the vehicles. Mr. Heath indicated that most of the fluid leakage occurs at the site of the accident, and if anything is minimal once he gets the vehicles. He has absorbent pads available to put under the vehicles to capture fluids. The Board agreed that this was not changing the use of the Site Plan and did not see a problem with allowing for the temporary vehicle storage.

Berkeley - Consultation Subdivision – Mr. Berkeley presented a proposal for a two lot subdivision of 13 acres on Route 4A. He discussed with the Board an approximate 1100' access ROW to the area of the proposed lot. The Board reviewed the ROW issues with him. There does not appear to be wetland involvement. The ROW would serve as a common driveway. He has a permit for the driveway from the State. The Board reviewed lot sizing regulations with Mr. Berkeley.

Mattarazzo – Subdivision Design Review Hearing: Present: Pat & George Mattarazzo, Engineer Peter Blakeman, and Soil Scientist Bruce Gilday. (See list filed with these minutes for abutters and public present.) At 7:45 p.m, the hearing was opened. Preliminary proposal is for subdivision of 129 acres into 32 lots, with frontage on Town Farm Road, 4A, and Four Corner's Road. There is a 50' power easement for NH Electric Coop. The area off Town Farm Road is proposed to have 6 home sites with lots 1A and 2A sharing a common driveway, Lots 3A and 4A have frontage in excess of 200' and driveways could be proposed from those lots. Lots 5A & 6A would be accessed from a deeded 50' ROW which would be built where the existing logging road is. He hopes that lots 3A and 4A could use the ROW as their access as well. The entire parcel has been mapped. Topography, wetlands, and boundaries are shown. The setback requirements as stated in the zoning amendments adopted in March 2006 have been followed, and the proposed plan locates home sites and proposed septic locations in keeping with those setback requirements. Test pits have not been done.

The remaining lots would be served from a road to be built fronting off Four Corner's Road. The proposed road is 800' in length before it branches off to a cul-de-sac. The road has been located working with grades and slopes, using minimal cuts and fill and minimum impact on wetlands through road crossings. Lot sizing has been calculated based on soil types. Useable area of lots exclude ROW and wetlands and is in excess of local minimum lot sizing requirements. Every house has been sited above the leach field.

Driveways are planned to be curved in design and not straight to the home site to have minimal visual impact from the road. He is considering a no-cut zone along frontage of lots. Houses are sited to allow walk-outs on the basement level. Some of the lots on the cul-de-sac have a little less than 200' of frontage. The snowmobile trail is on the plan, and he is working with the snowmobile club for a possible long-term arrangement.

The private drive is approximately 1100 feet. The road is approximately 4000 feet and they would like to propose that the road become a Town road.

Covenants and restrictions will be in the deeds. They are researching green development and promotion of sustainable materials in home construction. There will be drainage retention areas in the final plans.

The Board reviewed the application checklist. Neal moved to accept the application, seconded by Linda with 4 in favor and Andy and Kevin abstaining.

The Public Hearing was then begun. There will be statements in the deeds in reference to sharing maintenance of the common driveway off Town Farm Road. Power will be above ground. The wetlands crossing at Town Farm Road was reviewed. The deeds will restrict no further subdivision of the lots. Test pits still need to be done and subdivision approval received from the State.

Abutters Donna and Ed Abair presented a letter to be entered into the record, providing information regarding the use of their property as a working farm with wood land, pasture land and livestock present on their property. The letter was so noted by Mr. Mattarazzo and the Board.

Mr. Mattarazzo indicated that he will be reviewing the proposal with the Road Agent, Fire Chief and Police Chief. The Board informed Mr. Mattarazzo that they will also be hiring an engineer to oversee the project and notified him that the expenses are the responsibility of the developer.

The Board and abutters discussed issues relative to impact on wildlife and loss of natural habitat, due to the impact from the number of houses being proposed. Concerns were addressed on whether the deed restrictions would be protective enough to prevent clear cutting of the property. Mr. Mattarazzo indicated that they are working with their attorney to create covenants that will protect the neighborhood. These will be part of the final submission. He is not planning for a homeowner's association.

Mr. Mattarazzo addressed his proposal for the road. The design shows the at current road design built to town standards. He would like to suggest a waiver of the requirements and the allowance of an 18 foot road with 2' shoulders. He stated that an 18' road is adequate to handle the traffic capacity of the development. The Board discussed safety

and snow removal issues of the road. They indicated that the engineer and the road agent should review what is best for the town.

The hearing was closed at 8:50 p.m. Kevin made a motion to continue the subdivision hearing to June 15, 2006 at 7:30 p.m. at the Memorial Building. The motion was seconded by Neal and unanimously approved.

Andy D'Amico abstained from discussion and voting as he may be swapping some land with the developer.

The Board discussed hiring an engineer. Ross Stevens will be contacted to see if he is available to oversee this project. Mr. Mattarazzo would like an estimate of the engineer's fees.

Ken made a motion to close the Brooks Subdivision Hearing retroactively to 7:35 p.m. seconded by Neal, and unanimously approved by the Board.

With no further business, the Board voted to adjourn at 9:15 p.m.

Respectfully Submitted,

Janet Roberts,
Recording Secretary