

**BRUNSWICK PLANNING BOARD
MEETING MINUTES
APRIL 5, 2016**

MEMBERS PRESENT: Chair Charlie Frizzle, Vice Chair Margaret Wilson, Jane Arbuckle, Bill Dana, Jeremy Evans, Sande Updegraph, and Richard Visser

STAFF PRESENT: Director of Planning and Development, Anna Breinich; Town Planner, Jared Woolston

A meeting of the Brunswick Planning Board was held on Tuesday, April 5, 2016, in Town Council Chambers, 85 Union Street. Chair Charlie Frizzle called the meeting to order at 7:00 P.M.

1. Case #16-010 Beacon Ridge Subdivision: The Planning Board will review and take action on a **Sketch Plan Major Development Review** application submitted by authorized representatives of Ecopath Developers, LLC, to construct a 2,175 linear foot access road for a single family residential subdivision comprised of six (6) lots. The proposed subdivision is the first phase of a four (4) phase development that results in the creation of up to 35 residential lots, located in the R6 (Cook's Corner Neighborhood); Cooks Corner Zoning District; and Natural Resource Protection Zone (NRPZ) (Map 42, Lot 16).

Jared Woolston introduced the Sketch Plan Major Development Review for a proposed single family residential subdivision divided into 4 phases with up to 35 lots and associated road.

Tom Saucier of Site Design, presented a PowerPoint presentation and reviewed Thomas Point Road near the site boundary, topography, access, lot sizes (with subsurface wastewater and wells on each lot), phase diagram / description, utilities, construction of proposed road, road width waiver request and the possibility to extend a sewer line.

Charlie Frizzle pointed out that the decision that needs to be made is whether the sketch plan meets the basic sketch plan requirements. Charlie said that this is a good time to discuss any concerns or questions with the applicant prior to submittal of their final plan. Sande Updegraph asked for more information regarding the high intensity soil survey comments made via emails. Tom Saucier replied that they would like to have the Town's independent consultant review the survey and that they plan to do two tests on each lot to determine the suitability of subsurface wastewater disposal. Tom said that they are also going to do test pits on any area that they need to construct storm water BMP's, and that they are willing to work with the Town on this before coming back for final approval. Charlie asked Jared Woolston what it is about the project that doesn't raise it to the soil level and Jared replied that the land area is not big enough. Margaret Wilson asked what are the lengths of the drafted roads. Tom replied that the total is about 2,175 feet with the main road of 1200 feet a side road of 1,000. Margaret Wilson asked if they could connect to Sandy Ridge Road. Tom replied that they are dealing with the potential wetlands at this point. Margaret said that if there is a way to get this development on public sewer or water, that this would be great. Jane Arbuckle suggested that the applicant draw the lots differently, have building lots so that people cannot go into those wetlands or tie into public water and sewer since most of these lots will include wetlands. Tom replied that once the plan is finalized, there

will be a covenant protecting the wetlands and said that the problem is that the minimum lot size with subsurface water and sewer is 20,000 sq. ft.; Tom pointed out that they are still in talks with public sewer and water. Margaret added that it would be helpful to show the building envelopes on the final plan. Sande asked if the weather will prevent the applicant from gathering data on the potential vernal pools and if the Army Corps. Of Engineers is still involved in protecting vernal pools. Tom replied that there will be no issues with regards to weather and explained that there are regulations both through the State and the Army Corps. of Engineers that will need to be followed. Bill Dana asked if it is the intent that the Town will eventually take over the road. Tom replied that this is the plan. Charlie reminded the Board and the applicant that even if the road is constructed to standards, there is no guarantee that the Town will take over the road upon construction completion. Margaret said that she believes that in a development of this size within the growth zone, there may be a requirement for sidewalks and suggested that the applicant look into this further before coming before the Board with the final plan. With regards to interconnectivity, Charlie pointed out that there is a narrow gap between wetland 4 and wetland 5 that could possibly be improved to provide emergency access. Charlie reviewed the reasoning behind the Town's desire to avoid dead-end streets and emphasized the applicants need to research interconnectivity further. In regards to looping, Tom replied that there is a big wetland in the middle that they can document when they come back before the Board. In regards to the dead-end and safety issues, they will look into the end of Sandy Ridge Road for a connection.

Chair Charlie Frizzle opened the meeting to public comment.

Buckley Hugo, resident of Sandy Ridge Road, said that he is concerned about adding potentially 100 more people to the area and how this will affect pedestrian and vehicle traffic to the area. Buckley asked that they consider adding a middle yellow line on Sandy Ridge Road for safety. With regards to connecting to Evergreen Road, Buckley said that he sees this being a traffic nightmare. Buckley asked if there is a way to connect to the road near Wal-Mart and Sothern New Hampshire University) SNHU. Buckley noted that there used to be a lot of foot traffic in the wetland areas and at one time there was a homeless population as well. With respect to any connection to Evergreen and the proposed development, Charlie Frizzle said that there would be no need for anyone to use that connection on a regular basis. Buckley replied that this connection could generate more traffic on Sandy Ridge Road which also does not have any sidewalks.

Marjorie Humble of Evergreen Drive asked what the distance would be from Phase I to the back of her house. Tom Saucier estimated roughly 400 feet. With regards to dead ends, Mr. Humble pointed out there is a dead end at the top of Evergreen and a dead end at the top of Sandy Ridge Road and stated that it was his understanding that Sandy Ridge was supposed to bend back around and loop onto Evergreen Road. Charlie replied that these developments happened a long time ago and he is not sure what happened with the roads. Marjorie agreed with Buckley Hugo that a road connecting to SNHU and Wal-Mart would be a better alternative. Charlie replied that he believed that there are properties that the developer would need to purchase before this connection could be made.

Chair Charlie Frizzle closed the public comment period.

Jane Arbuckle asked for a site visit and Charlie Frizzle agreed. Staff to schedule a visit at the applicant's and Boards convenience.

MOTION BY SANDE UPDEGRAPH TO DEEM THE MAJOR DEVELOPMENT SKETCH PLAN COMPLETE. MOTION SECONDED BY BILL DANA, APPROVED UNANIMOUSLY.

MOTION BY JEREMY EVANS TO APPROVE THE MAJOR DEVELOPMENT SKETCH PLAN. MOTION SECONDED BY RICHARD VISSER, APPROVED UNANIMOUSLY.

2. Zoning Ordinance Rewrite Committee (ZORC) Update: Charlie Frizzle said that the next meeting is on the 24th.

3. Approval of Minutes: No minutes were approved at this meeting.

4. Other Business: No other business.

5. Election of Officers:

MOTION BY BILL DANA TO NOMINATE CHARLIE FRIZZLE TO CHAIR AND MARGARET WILSON TO VICE CHAIR OF THE PLANNING BOARD. MOTION SECONDED BY RICHARD VISSER, APPROVED UNANIMOUSLY.

Adjourn

This meeting was adjourned at 7:51 P.M.

Respectfully Submitted,



Tonya Jenusaitis

Recording Secretary