

**FRANKLIN PLANNING BOARD
PUBLIC HEARING MEETING**

March 28, 2018

7:00 p.m.

Minutes

Call to Order:

☐ Pledge of Allegiance.

☐ Roll Call - Present: Dave Liberatore, Tim Stangroom, David Testerman, Jo Brown, Christine Dzujna, Scott Clarenbach, Donna Tully, Tim Flaherty, Brian Sullivan & Planner Richard Lewis
Absent: Tony Giunta, Ted Starkweather, & Mike Freeman
Seated: Donna Tully for Ted Starkweather

☐ Approval of October 11, 2017 and February 28, 2018 Planning Board Minutes.
Member Dzujna motioned and Member Clarenbach seconded the approval of the October 11, 2017 minutes as written. Passed with a vote of 8-0-0.
Member Clarenbach / Member Sullivan motioned / seconded approval of February 28, 2018 minutes with corrections noted by Member Stangroom and Member Dzujna. Passed with a vote of 8-0-0.

Old Business: None

New Business:

☐ **P 18-03:** Christian Dumont, owner & applicant is seeking Subdivision approval to create two new residential house lots from a parcel at 53 Ward Hill Road [Map/Lot 132-004-00, Map Sheet K8] in the R-1 [Low Density Residential] district. The proposed lots meet the Lot and Yard Requirements. The remaining 1.93 acres will be annexed to Map/Lot 132-406-00.

Chairman Liberatore recused himself for voting purposes since he resides in Mountain View Estates.

Member Clarenbach moved to accept the application, which was seconded by Member Sullivan. All were in favor.

Mark Sargent, licensed land surveyor from Richard Bartlett & Associates, LLC, represented the Dumonts. The property has a total area of 4.09 acres with 315.84 feet of frontage on Ward Hill Road. The single family residence that was on the property was demolished last year. The westerly lot would have 150 feet of frontage, a total size of 1.05 acres and 45,620 square feet of buildable area. The easterly lot would have 165.8 ft. frontage and 1.11 acres with a total buildable area of 48,331 square feet. The remaining area of 1.39 acres will be annexed to the lot comprised of Mountain View Estates, 132-406. State Subdivision approval from the Department of

Environmental Services was applied for and approved. (Approval received into the hands of Chairman Liberatore).

There were no questions from Board.

Planning Director Lewis reiterated that the lots meet the lot and yard requirements for the R-1 Zone. In both the memo and the findings in the draft decision, mention is made of some concerns raised with Planning & Zoning regarding issues with drainage. Mr. Dumont submitted an email that was read into the record. He addressed the drainage problems by stating that the stumps were pulled out over the winter. The property has since been loamed and he was just waiting to seed. The swale is in place and it is just a matter of having grass coverage to control the water.

Member Flaherty asked about the ownership of some abutting properties. Mr. Sargent identified those properties (132-006 & 132-002) as also belonging to Mr. Dumont.

Planner Lewis said that he spoke with the City Attorney regarding the drainage concerns of several of the residents of Mountain View Estates and the conclusion was that the drainage issue is a private landowner issue, abutter to abutter, as opposed to a Planning Board issue. Finding 'C' as spelled out in the approval draft is still a valid condition for consideration by the Board.

There was no one from the public that chose to speak. With the public hearing closed, a motion to approve P18-03 was made by Member Sullivan and seconded by Member Clarenbach. There was no further discussion among the board and the motion passed by a vote of 7-0-0.

- ❑ **P 18-04:** Community Bridges, owner & applicant is seeing Subdivision approval to create two new residential house lots from a parcel at 348 Victory Drive [Map/Lot 115-003-00, Map Sheet L8] in the RS/R-1 [Single Family Residential / Low Density Residential] districts. The proposed lots meet the Lot and Yard Requirements.

On a motion by Member Clarenbach, seconded by Member Tully, the application was accepted.

Member Stangroom recused himself due to his position at the Department of Health and Human Services.

Steven Keach, President of Keach-Nordstrom Associates, Inc. from Bedford, New Hampshire, is a consultant for the applicant. With him was Timothy Gray who is employed by Community Bridges.

Mr. Keach said that Community Bridges owns the 14.25 acre piece of property at 348 Victory Drive. It is a split zone with the northerly portion in R1 district and the subject properties in the RS district. The site on Victory Drive has access to public water and utilities. The proposal is to cut two lots out with the southerly lot measuring 0.899 acres and northerly lot 1.104 acres, both of which meet the Lot and Yard requirements. The remaining a 12.25 acres contains the existing structure. Community Bridges proposes to construct two 4-bedroom community group homes each with three bedrooms for clients and the fourth for an attendant. There are two waivers that are part of the application: depth to width ratio (403-5.E.10) and Topographic waiver (403-5.B.17). The proposed subdivided lots satisfy the first requirement. The second waiver relieves the applicant of having to pay for a topo of the remaining property. Victory Drive has perfect site distance in both

directions. He also stated that he concurred with the recommendations presented in Planner Lewis's Staff report dated March 24th.

Member Flaherty asked if the access road to the original dwelling at the back of the parcel would split the two new lots. Mr. Keach said that it would remain. Chairman Liberatore asked if this access road would also serve as driveways for the new houses. Mr. Sargent said that they thought it preferable to share this driveway to avoid 3 curb cuts on Victory Drive. If the Fire Department recommends each house have a single driveway that will be addressed.

Planner Lewis added that the Fire Chief said the time to address that will be when building permit is being put together. It is possible that separate drives will spur off after the first 50 feet. In reference to the draft application, Condition 3, which deals with the addressing of the houses in accordance with "911" criteria, can remain as written, and can replace finding C, which also deals with addresses and driveways for the three lots.

Member Testerman stated that getting onto Victory Drive is not easy and extra driveways would not be a good idea. He also asked if these houses are being treated as a Boarding House with required sprinkler systems. Mr. Lewis said that he thought there were sprinkler requirements, but these don't fall within a Boarding House category. These will be residential homes. State Statute indicates that you can't treat these group homes any differently than a single-family home. Member Testerman was concerned about a zoning decision made last year regarding a sober house. Planner Lewis stated that sober houses are not protected under state statute.

MSD Director Brian Sullivan called attention to the fact that the properties have access to city water and wastewater collection. The original building has water only; it has its own septic system. It should be taken into consideration that there will be a negative grade from the sewer line to the new properties. If the proposed houses are built on a full foundation, there will be height enough to have gravitational flow to the sewer main. The other option is holding tanks or a pump with a check valve. The applicant can work with MSD to address that.

Mr. Sargent went over the plans with Jeff Merritt (project manager) and it was his understanding that the service laterals require a slope of an eighth of an inch per foot, or 1 percent. They are planning to raise the grade 18 inches. Kyle Barker is the architect working with Community Bridges on the design of the homes and due to the occupants needs the homes will be at grade access and single grade dwellings. Mr. Merritt believes it is possible to achieve gravity feed. Mr. Gray indicated that they have selected a construction manager from Milestone Engineering and Construction. The site will be filled to the extent necessary to get gravity. They don't want any moving parts.

There were no comments from the public.

There was no other discussion from the board. A motion to approve the subdivision was made by Scott Clarenbach and seconded by Jo Brown. By a vote of 7-0-0 the motion carried.

Public Comment: None

Other Business: None

Planner's Update: Vote on the 2018 Master Plan

Planning Director Lewis mentioned that he received some comments from Ted Starkweather, Christine Dzujna and Jo Brown. He received some additional comments from Jo Brown regarding the Northern Pass project. The decision by the site evaluation committee on Feb. 1st or 2nd, put Northern Pass in a somewhat different position. Some of language in the draft maybe gave a stronger impression that it was a done deal. If you put too much of a wrong emphasis on Northern Pass, and it doesn't come to fruition it could undermine the document as a whole. He softened the language instead. He'll be inserting some photographs and the whole will be given to the Board for a final look before it goes to the printer. Planner Lewis asked for an affirmative vote by the Planning Board to approve the language with the minor modifications.

Member Sullivan recommends that the board approve this. Member Brown moved to accept the Master Plan substantially as is. She mentioned that she would be working with the Administrative Assistant to take care of the typos, etc. The motion was seconded by Member Flaherty. The motion passed by a vote of 8-0-0.

Adjournment: Member Brown / Member Flaherty moved to adjourn the meeting at 7:45pm.

- The next Planning Board regular meeting is scheduled for April 25, 2018 at 7:00 p.m. and the application deadline date is April 04, 2018.

Recorded by Cheryl Y. Fisher, Administrative Assistant Planning & Zoning