



**PLANNING BOARD**  
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**MINUTES OF THE PLANNING BOARD MEETING**

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Thursday, July 16, 2020 – 6:30 p.m. – Virtual via Zoom

Members Present: Frank Catapano, Steve Gerrato, John McDevitt, Catie Medeiros, David Moore, Bob Dion (Alternate), Steve Smith (Selectmen’s Rep)

Members Absent: Stu Gerome

Staff Present: Mark Fougere - Consultant

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Chair McDevitt opened the Planning Board work session at 6:32 p.m. A roll call was taken by the Chair; he announced a quorum was present and the meeting was being held virtually through Zoom and recorded by audio. A checklist to ensure meetings are compliant with the Right-to-Know Law during the State of Emergency was read into the record by Chair McDevitt.

Attendance of Planning Board members was taken by roll call: F. Catapano – aye; S. Gerrato – aye; J. McDevitt – aye; C. Medeiros – aye; D. Moore – aye; B. Dion – aye; S. Smith – aye.

1. Projects of Regional Impact

There were no projects of regional impact.

2. Design Review: 177 Winnicut Road (Map R10, 12A)

Owners: Brian and Maria Beck

Applicant: 177 Winnicut Road, LLC

The owners and applicant are proposing 19 age restricted housing units on 15.3 acres.

Chair McDevitt read the following statement into the record: Before we begin our review, I want to advise that this will be a short and brief discussion. Tonight’s agenda lists this as a continuation of Design Review for a proposed age-restricted housing development. The applicant has now changed their proposal and submitted new preliminary plans for a conventional subdivision. As such, I find that as Chairman this requires them to submit a new application reflective of any proposal. I asked the applicant’s engineer to very briefly review their new development concept. I ask the Board members to be very brief in your point of view and I advise the public that you can comment tonight, but this is not an in-depth review of this particular application because we’re still on the Design Review of age-restricted housing. They need to submit a new application that reflects this new development. Chair McDevitt added that comments must be very brief. There will be plenty of time at the next public hearing.

Chris Berry, Berry Surveying and Engineering, representing the applicants, and Troy Thibodeau, applicant, were present. At the meeting on Thursday, June 18, 2020, the Board was mainly concerned about density and its impact on the surrounding area due to the sensitivity of the site near the Winnicut

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River. After looking at a number of concepts revolving around age-restricted housing, they felt a conventional layout would be more in line with what the Board may prefer. A new Design Review application was not submitted because this was continued and the notice requirement would not have been met.

The benefits and how the plan was in line with the Board's request were noted in C. Berry's narrative. The unit density was now nine total units; the existing house would remain on its own lot. All other units will have their own lot; eight new single-family structures were proposed. Single wells and septs were planned for each lot. The roadway is more centralized and not up against the abutting landowner, leaving additional space on the lots between the project and abutting landowners. The roadway has been placed so it is not across from Meaghan Way. It is far enough from Meaghan Way so the interaction between the two was safe. Board members felt it may be a better position for the roadway due to the 'S' turns. The site distance will be well beyond 400 ft. All the impact is pulled away from the Winnicut River; there is only one unit located close to the Winnicut River. They did try to give units frontage on the river for desirability on the site. The wetlands crossing is at one of the most minimum locations and requires a standard wetland crossing permit—its location is very, very narrow.

C. Berry stated they would like to move ahead with the project design if it was acceptable to the Board. M. Fougere stated he liked the new design; it was more reflective of the neighborhood and more appropriate for the sensitive location along that stretch of river. F. Catapano: Liked the new design; it was a less impacting use of the property. D. Moore: Agreed, adding the density looked good. He also like that they were trying to stay away from the rivers and sensitive area. S. Gerrato: Very happy with the improvements; informed those present that he did not want to give up an inch of wetlands. C. Medeiros: Agreed with other members; density is a better use of the lot; it was good they considered the sensitivities of the lot and made changes. S. Smith: Agreed with Board members; the density is much better; also agreed with S. Gerrato on the wetlands issues but this plan was better.

Chair McDevitt opened the hearing to public comments, asking them to keep comments relatively brief. Laura Byergo, Caswell Drive and Conservation Commission Chairperson: Had submitted some information for the Board earlier in the day (copy on file) regarding a wildlife corridor in that area. She wanted the developer to have the information early in the design stages before they went to the Conservation Commission. There is a designated wildlife corridor that follows Thompson Brook, crosses Winnicut Road, and hooks around to follow the Winnicut River. The information is available on the NH Coastal Viewer. L. Byergo requested that the developers look closely at putting an easement along the river that could be monitored by the Town. She also asked the developers to consider where they cross the stream with the road and that the stream crossing at least meet, if not exceed, the NH Stream Crossing requirements with an eye to providing access for wildlife.

Joe Fedora, 23 Van Etten Drive and Conservation Commission: He would like to see small lot sizes. Rather than 1.5 acres, he suggested .75 acres to 1 acre. The remainder of the land along the riverbank could be left to its natural surroundings. He felt there was a way to tweak it a little bit and redistribute the land.

There being no further public comments, Chair McDevitt closed the public hearing and returned to the Board for discussion. Responding to a question from Chair McDevitt on how they wanted to move forward, C. Berry stated they could take a month to develop the design further and come back to the Board with a full application. M. Fougere did not have a problem with their request; Chair McDevitt stated they could move forward with the full application.

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### 3. Subdivision of Land: 2A Osprey Cove

Owners/Applicants: Stephanie and Timothy Brackett

The owners/applicants are proposing to subdivide a 3.12 acre lot with frontage on Dearborn Road from the parent lot with 18.63 acres; remaining land will be 15.51 acres.

This application was continued from the meeting on Thursday, June 18, 2020. The Board requested it be sent for review by Altus Engineering, the Planning Board Engineer. Altus Engineering submitted comments (copy on file) to Berry Engineering; most were addressed. There were a few minor details that needed to be addressed: setting bounds, adding stamps to the plan, providing a drainage easement document, and installing a temporary fence for the new lot along the 75 ft. buffer line before trees are cut. Altus Engineering also stated that if the driveway was not constructed as shown on the plan, a new sight distance plan must be submitted. Altus Engineering did not have a problem with the four waivers that were submitted.

MOTION: F. Catapano moved to grant the waiver from Subdivision Regulations Section 3.3.1 – Existing Conditions Plan, Subsection ‘B’ (site sketch showing existing natural features), to the plan presented by Kenneth Berry, Berry Surveying and Engineering, dated 03.13.2020, File Number 20-001. Second – D. Moore; roll call vote: F. Catapano – yes; S. Gerrato – yes; J. McDevitt – yes; C. Medeiros – yes; D. Moore – yes; S. Smith – yes. All in favor; MOTION CARRIED

MOTION: F. Catapano moved to grant the waiver from Subdivision Regulations Section 3.3.1 – Existing Conditions Plan, Subsection ‘C’ (existing contours), to the plan presented by Kenneth Berry, Berry Surveying and Engineering, dated 03.13.2020, File Number 20-001. Second – D. Moore; roll call vote: F. Catapano – yes; S. Gerrato – yes; J. McDevitt – yes; C. Medeiros – yes; D. Moore – yes; S. Smith – yes. All in favor; MOTION CARRIED

MOTION: F. Catapano moved to grant the waivers from Subdivision Regulations Section 5.2. – Erosion and Sediment Control Standards, Subsections 5.2.2 and 5.2.3 (requirement to provide stormwater analysis), to the plan presented by Kenneth Berry, Berry Surveying and Engineering, dated 03.13.2020, File Number 20-001. Second – D. Moore; roll call vote: F. Catapano – yes; S. Gerrato – yes; J. McDevitt – yes; C. Medeiros – yes; D. Moore – yes; S. Smith – yes. All in favor; MOTION CARRIED

M. Fougere explained that Section 5.2.3 referred to a stormwater management plan disturbing over 1,000 sq. ft. There is a discrepancy that he will review with Eric Weinreib, Altus Engineering; an amendment will be submitted to the Board for their review.

Chair McDevitt opened the hearing to public comments. There being none, he closed the public hearing and returned to the Board for discussion.

MOTION: S. Gerrato moved to approve the subdivision of land at 2A Osprey Cove with the following conditions: (1) granite bounds are required along the right-of-way; (2) all bounds set prior to plan recording; (3) Wetland Scientist stamp must be added; (4) note on the plan: temporary fence or barrier shall be installed on Lot F2 along the wetland buffer prior to any tree removal for house/septic construction; (5) flow easement document must be signed and submitted to the Town to record with the plan; (6) NHDES Subdivision approval required; (7) if the driveway was not constructed as shown on the plan, a new sight distance plan be submitted; (8) waivers must be keyed to the plan. Second – F. Catapano; roll call vote: F. Catapano – yes; S. Gerrato – yes; J. McDevitt – yes; C. Medeiros – yes; D. Moore – yes; S. Smith – yes. All in favor; MOTION CARRIED

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### 4. Approval of Invoices

MOTION: S. Gerrato moved to approve payment of invoices in the amount of \$972.13 to Altus Engineering from the Planning Board Escrow Account. Second – F. Catapano; roll call vote: F. Catapano – yes; S. Gerrato – yes; J. McDevitt – yes; C. Medeiros – yes; D. Moore – yes; S. Smith – yes. All in favor; MOTION CARRIED

### 5. Approval of Minutes

MOTION: S. Gerrato moved to approve the minutes of Thursday, July 02, 2020. Second – F. Catapano; roll call vote: F. Catapano – yes; S. Gerrato – yes; J. McDevitt – yes; C. Medeiros – yes; D. Moore – yes; S. Smith – yes. All in favor; MOTION CARRIED

### 6. Items for the Work Session: Thursday, August 06, 2020

To be discussed at the work session on Thursday, August 06, 2020

- Transportation Chapter of the Master Plan: Draft
- Mandatory Open-Space Ordinance (Article XXVI)
- Age Restricted Housing (Article XIX)
- Work Force Housing

### 7. Other Business

There was no other business to discuss.

### 8. Adjournment

MOTION: S. Gerrato moved to adjourn at 7:02 p.m. Second – D. Moore; roll call vote: F. Catapano – yes; S. Gerrato – yes; J. McDevitt – yes; C. Medeiros – yes; D. Moore – yes; S. Smith – yes. All in favor; MOTION CARRIED

NEXT MEETING
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Thursday, August 06, 2020 – To be Announced

Submitted By: Charlotte Hussey, Administrative Assistant