

Central New Hampshire Regional Planning Commission

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STATUS MEMORANDUM

DATE: JANUARY 12, 2017
TO: ALLENSTOWN PLANNING BOARD
FROM: MATT MONAHAN, CNHRPC
RE: PINE ACRES SUBDIVISION # 07-2016

This memorandum depicts the project's status in light of the first meeting held in January, 2017.

I. Status:

- Overall:
 - Next Meeting: **FEBRUARY 1, 2017.**
 - Overall Issues:
 - Pembroke Planning Board will need to sign the plan.
 - Review and comment on the open space by the Conservation Commission and the Board of Selectmen is needed.
 - Management of the open space is not clear. If it is to be accepted by the Town, the Board of Selectmen must accept it. If it is to be managed by a third party or to be shared by the homeowners it needs to be described as such. Lastly, deeds should specify ownership and management requirements. Disposition and management of the open space should be described in a plan note.
 - Drainage compliance with the Stormwater Management Ordinance needs to be addressed. Town's engineer may be needed to review.
 - State subdivision approval will be required.
 - Some of the well radii are located in roadways. A release of liability would be needed for these to remain.
 - Driveway permits will be required prior to the issuance of building permits. This should be listed on the plan as a condition of approval.
 - Plan for monumentation setting needs to be addressed.
 - Waivers: Four requested, none acted on (see below)
 - DRI: Project voted as a DRI. CNHRPC and Pembroke noticed. Applicant had sought comment from Pembroke prior to meeting in anticipation of the DRI vote. Comments (attached) primarily dealt with issues pertaining to design but did not specify regional impact concerns. **CNHRPC comments pending.**
 - Completeness: Application has not yet been voted on for completeness.

- Zoning: The proposal does not show a 200' buffer around the site. It seems a variance will be needed for this if structures are shown in the buffer.
- Process/ Remaining Steps:
 - Act on waivers.
 - Variance (if buffer is seen as encroached upon).
 - Act on completeness.
 - Hold public hearing.
- Regional Impact (DRI): Deemed a regional impact last meeting. Refer to attached comments from Pembroke and CNHRPC (**pending**).
- Waivers: Waiver requests have not yet been acted upon and included:
 - Article V Section 5.02.j for a drainage analysis.
 - Article Section 6.02.g (5) for flag lots.
 - Article 5.02.h for electric shown underground.
 - Tie to state plane coordinate system.

Board discussed all waivers for drainage, state plane, and electric as reasonable. Discuss about the reasonableness of the flag lots. Applicant has indicated that the flag lots are needed to allow for clustering along the road.

- Conditions of Approval: Potential conditions of approval could include:
 - Disposition and management of the open space should be described in a plan note. Draft deeds should be presented to the Town for review as applicable.
 - Signature block on sheet 2 needed.
 - Review and comment by Conservation Commission and Board of Selectmen.
 - Tie to NH State Plan system.
 - All stamps and signatures of professionals will need to be on the final plan set (surveyor and wetland scientist).
 - Receipt of State Subdivision approval.
 - A release of liability is needed for all wells that contain portions of the radii in roadways.
 - Driveway permits will be required prior to the issuance of building permits. This should be listed on the plan as a condition of approval.
 - Plan note should indicate that monuments will be set under the supervision of the surveyor before the conveyance of any lots.
 - Signature by Pembroke Planning Board.
 - Professional stamps and signatures (surveyor and wetland scientist) as well as owner signatures need to be on the final plan.
 - All waivers granted and conditions of approval need to be on the final plan.
 - Any other conditions sought by the Board.

II. Open Items & Actions:

- Vote on Waivers.
- Variance (if buffer is seen as encroached upon).
- Vote on Completeness.
- Enter into Public Hearing.

III. Other Issues:

- Compliance with the Stormwater Management Ordinance to be determined as a letter will be provided by the applicant to the Town's Engineer regarding methods of compliance.
- The Board of Selectmen and the Conservation Commission will need to look at the open space provisions.
- Abutter concerns (see below and meeting minutes)
- Any other issue the Board wishes to address.

IV. Technical Review Committee Concerns

- Town Administrator:
 - Conservation Commission needs to review the proposal.
 - Any easement for the Town would need to be reviewed by the Board of Selectmen.
 - Where is the driveway for 8-12? Applicant answer: will show on revised plans.
 - Well radius in the road needs to be addressed.
 - A buffer or fence should be provided for the lot along Route 28 to minimize noise.
- Town Planner:
 - Stormwater is a concern for MS4 compliance.
 - Planning Board likely to want engineering feedback given the project's proximity to the river.
 - Driveway Permits will be needed following planning board approval.
- Building Inspector:
 - Will there be driveway culvers? Applicant answer: none proposed.
- Road Agent:
 - Where will the drainage go? Applicant answer: to the back and infiltrated before reaching the river.
- Police: No comments.
- Fire: No comments.
- Water: No comments.
- Sewer: No comments.

V. Abutter Concerns: Numerous; see below for some highlights, please refer to meeting minutes for details:

- Lot numbers: abutter wants to see calculation methods.
- Concern about placing a sound wall along Route 28.
- Concerns about buses and safety.
- Traffic concerns.
- Concerns about water ponding in front of lot 102/29.
- Number and position of driveways on Pine Acres a concern.

Enclosure:

Plans; Pembroke DRI letter; CNHRPC DRI Letter (**PENDING**); Draft Meeting Minutes