

Minutes of the Planning Board Informational Hearing 9/28/20

Present: Bonnie Ham, Margaret LaBarge, Scott Rice, Patrick Griffin, Mike Donahue, Hanna Kline
Public: Kevin Dorsey, Steve Towers, Bob Stahler, Gil Rand, Charyl Reardon, Lisa Viveiros, 603---960, Branch, Galaxy Tab S3, 603---781, 603---022

This is an informational hearing to review a conceptual proposal for subdivision development and provide guidance in advance of making an application for subdivision development.

Kevin Dorsey, from Cranston RI, introduced himself. He is currently building a 10-unit subdivision in Thornton, NH. He was given the opportunity to look at the current property and fell in love with it. He has significant experience with property development both in single family homes and subdivision development. He has hired Steve Tower to do surveying work and have provided a preliminary plan for a 50-60 unit development. Currently interviewing civil engineers and soliciting proposals. Has hired Steve LaFrance to provide test holes & reporting. Kevin is interested in working with contractors who have a strong rapport with the town. The intent of this project is for personal and family use. Hoping to create jobs and bring revenue to the town through this development. The property 105-15, with existing house on it formerly owned by Kelly Watts, and behind it 105-15.1 and is between Ice Castles on the west and Trinkle property on the east.

Kevin Dorsey's next step is to hire an engineering firm. He needs to know whether the town can provide water and sewer service to the property. There is a 12" water duct to the property. The developer is comfortable with that size but has learned that the pump station is only a single pump and has some concerns that a project this size may overwhelm the station. "If I were proactive enough to put funds in escrow, would the town be willing to upgrade the pump station? I am looking for advice from the planning board".

Scott Rice responded that he had spoken with Kevin Dorsey and that with 60 units the existing pump station would be sufficient, though at max capacity. We would need to plan for increasing capacity. We have a letter from Steve LaFrance that we can share. Bottom line, water is not an issue, but sewer service and pipes will probably need some upgrades going forward. Cheryl Reardon confirmed this understanding. Gil Rand confirmed that this is a "first come, first served" capacity and "there are no guarantees", but that the "capacity is currently available". Scott stated that we would be likely to prioritize the upgrades if the funds were available.

Kevin Dorsey noted that it would likely be April or May of 2021 before development would begin. He stated he is not comfortable with the capacity being limited to only 60 more homes. Scott Rice clarified that there would be an additional 23% capacity beyond the 60 homes. Bonnie Ham clarified that this meeting does not constitute any binding agreement but is intended to provide information to help the subdivision move forward.

Bonnie Ham noted that we cannot begin a formal review until we have a completed application. That begins the timeline for when we can provide specifics as to the exact details of any improvements beyond sewer and water that may be needed to ensure that all infrastructures are sufficient to support the new development.

Bonnie Ham noted tonight is not a hearing; we do not receive any input from the public and cannot give any guarantees.

Kevin Dorsey stated that with a letter from the Selectman as to water and sewer he is confident to begin to proceed to the next step. Scott Rice stated that next Tuesday, 5pm at the Selectmen's meeting, we should discuss the development with respect to water and sewer. Kevin Dorsey asked whether we could give information about costs, and Scott Rice responded that this would be addressed at the Selectmen's meeting also, and that more details are available on the Town website.

Kevin Dorsey is happy to know that the decisions he needs to be able to move forward will be available through the Selectmen's meeting next Tuesday.

Kevin Dorsey was considering phasing the project and retaining the home until the project was complete, but the State of NH would be less favorable to the roadway having two entrances and it makes more sense to have all the infrastructure working correctly from the outset and to have the groundwater runoff go to the center of the property and from there into the nearby brook to protect the homes from flooding. He also intends to create buffers to protect neighboring properties from noise and light pollution.

Bonnie Ham noted that subdivision regulations provide guidelines, detailed instructions, and tables regarding road quality standards and bonds needed for construction; noting the chart is based on the amount of daily traffic. The decision as to whether it becomes a town road is made at Town Meeting.