

On Saturday, November 19, 2016, the Derry Planning Board conducted a site walk at 154 Hampstead Road. Weather conditions were clear and cool. Board members and staff present included David Granese, Frank Bartkiewicz, Charlie Foote, Mark Connors, Jim MacEachern, Lori Davison, Elizabeth Carver, George Sioras, and Elizabeth Robidoux. Also present were Tim Peloquin of Promised Land Survey, Gal Peretz, the applicant, Gregory Dunton (160 Hampstead Road), James Kelly (7 Penny Lane) and Herb Goodrich (6 Penny Lane), abutters.

Gal stated that his insurance company has advised that no one other than Planning Board members should walk the site because of the liability. Mr. Kelly, Mr. Dunton, and Mr. Goodrich accepted personal responsibility in order to attend the site walk.

The site walk began in the driveway. Tim pointed out the stonewall that runs along the property line between the subject property and the Dunton property. The stone wall is the property line. The end point extends to the rear to an old stone bound in the woods at which point the land takes a 90° turn to the left. The green flags denote the agreed to buffer line to be made up of arbor vitae. That line is 8 feet off the property line. Red flags denote the centerline of the driveway. Tim noted they will not remove any large trees along the buffer line. It would not make sense to remove them. They will add to the buffer. The utilities will be placed to the left of the driveway. Mr. Dunton confirmed anything to the left of the rock wall will not be touched (on his side of the rock wall). Tim advised the driveway curb cut will be widened to 24 feet to accommodate two way traffic. The first 40 feet of the driveway was noted for the Board members. This is what has to be paved per the regulations. The driveway to the existing home will remain the same; any re-grading of that driveway will be up the homeowner.

Tim advised the arbor vitae line will be 240 feet. The tree line will need to be cut along the arbor vitae line and to allow for construction of the driveway. There is no need to remove the larger trees that do not affect the driveway. There may need to be some negotiation between the applicant and Mr. Dunton with regard to the exiting tree line and the planting of the arbor vitae. Mr. Dunton asked for plenty of notice when construction of the driveway and the planting is to occur. Liz noted the town will not provide notice in advance of construction. The applicant will need to provide the notice to the abutter. Lori confirmed the existing home will remain on the lot and will not be razed.

The walk proceeded to the end of the proposed buffer line. Mr. Dunton wanted to see where the end of the driveway would be. Dave confirmed the driveway will likely be gravel after the first 40 feet. Tim added there will be some grading of the driveway to create the crown so that water runs off appropriately. The driveway will be constructed to the town requirements. He noted the homes on Penny Lane that were visible through the leafless trees. Gal noted he has offered the arbor vitae buffer to create some privacy for the Duntons; when the Dunton's home was constructed, no thought had been given to the privacy for his lot. Any buffer the Dunton's would like after the end of the treed buffer line would be their responsibility.

Tim noted the green flags wrapped on the trees; they show the cut line. The blue/orange stake is the approximate property corner for the L shape. The single blue stake is a reference point for a proposed septic system. The multi-flagged tree (green/red/orange) is the approximate location of

the center of the proposed home. The land slopes down to the left, but Tim advised they are planning a walk out basement. Jim said that will not leave a lot of room for a back yard. Dave asked Mr. Dunton if the summer foliage hides the homes on Penny Lane. Mr. Dunton said the trees are pretty tall and there is a lot of coverage at the top of the trees; there are some views along the bottom of the trees. Dave noted the Goodrich lot and the Keith lot (4 Penny Lane). Mr. Goodrich advised the Keith's were notified of the public hearing but did not attend.

The Board walked to the right rear property corner. There is a stone monument that leads to a pin which is the lot corner for the Goodrich and Keith families. Tim noted the wetland flags. The back corner of the lot, near the Mr. Kelly and Mr. Goodrich has a wetland that goes to the right. As one goes uphill from the back property line toward the existing and proposed new home, the wetland characteristics are lost. Tim explained in order for an area to be classified as a wetland it must have three characteristics: hydrology (it is wet for at least 1 month out of the year), wetland plants, and wetland soils.

Mr. Kelly pointed out the wetland area on his lot. It is wet enough he can put a canoe in the water. It gets about 1 ½ feet of water. The water flows toward his home, goes under his driveway and through a culvert located on his property. The water flows toward Meadowbrook.

Dave asked if the builder planned to put a day drain around the proposed new home. Tim said that will be shown on the septic plan.

Liz asked about the gully that was located to the right of where they were standing. (Attendees were standing just above the lot line for the Kelly family, facing Hampstead Road) She recalled the McKay family (150 Hampstead Road) had a concern that digging for the new foundation would affect water flowing toward the McKay driveway. It was noted that from where the house is proposed to be sited, the land slopes down into a gully and then rises up again before approaching the right of way near the McKay property. There are no wetlands in that area per se. The site walk proceeded up the right of way that leads from Hampstead Road to the Kelly property. Mr. Kelly said the right of way does fill up with water but that is all on his property. The Board looked at the McKay driveway and it was noted that there should likely be a deeper swale leading to the driveway, but that is an issue for the State of New Hampshire to address.

The site walk ended at 150 Hampstead Road at 8:51 a.m.

Approved by: _____

Chairman/Vice Chairman

Secretary

Approval date: _____