

**MEREDITH PLANNING BOARD
STAFF REVIEW SUMMARY**

March 23, 2021

PROJECT: Stone Bluff Property Holdings, LLC- Proposed 3 lot subdivision

DATE: March 19, 2021

LOCATION:

- Assessors Reference – Map U32, Lot 11
- Street – Happy Homes Road
- Watershed – Lake Winnepesaukee Watershed
- Zoning District – Shoreline District

REVIEW REFERENCES:

- Subdivision Plan – 11/22/20, revised through 3/17/21 Bedford Design Consultants
- Soils and Slopes – 3/17/21, Bedford Design Group
- Correspondence – 1/12/21, Mike Faller, DPW Director
- Correspondence – 12/3/20, Ken Jones, Fire Chief
- Correspondence – 1/21/20, Conservation Commission
- Abutter correspondence – 2/15/21 (already received hard copy), 3/11/21 Gary W. Lindquist
- Abutter Correspondence – 2/17/21 (already received hard copy), Ralph Pisapia
- Abutter Correspondence – 2/19/21, 2/22/21, 3/8/21, 3/11/21 Christopher John Krochina

SUMMARY OF PROPOSAL

The 3-Lot Subdivision is located on Meredith Neck and stretches from the end of Happy Homes Road to the end of Harris Road, and up to the junction of Meredith Neck Road and Cattle Landing Road. The application was accepted on January 26, 2021 and a site walk was conducted on February 10, 2021 followed by a public hearing on February 23, 2021.

ZONING:

Density/Lot sizing – The Shoreline District requires a minimum lot size of 40,000 square feet and lots are subject to soils and slopes calculations. The soils and slopes calculations have been revised based on the newly adopted Soils and Slopes calculation requirement in the Subdivision Regulations. Those calculations have been update based on the soil types mapped by a soil scientist. The NH DES subdivision approval for shall be noted on the final plan.

Setbacks – Setbacks per the Shoreline District for both waterfront and non-waterfront lots are shown on the plan.

Wetlands – Wetlands have been mapped by a certified wetland scientist. The non-designated wetland shall be noted as such on the final plan.

Two of the remaining lots have considerable acreage and any future proposed subdivision will evaluate the cumulative impacts of this subdivision along with any new subdivision impacts.

ACCESS/ROADS

Currently the existing lot to be subdivided is primarily access from Happy Homes Road. Access to all three lots will be from Happy Homes Road. Comments were provided by Mike Faller, DPW Director, requiring the cul-de-sac be constructed and paved by the applicant to accommodate snow removal in addition to the 3 three driveway aprons. This is what the plans reflect in accordance with town specifications. Once it is built and maintained by the town for a period of time, it will revert to a Class V road. Mike Faller has requested the balance of Happy Homes Road connecting to Harris Road be flagged. Driveway permits from the DPW and construction of the driveway aprons are required. Prior to constructing the improvements to Happy Homes Road, a preconstruction meeting is required with the Town Planning and DPW Director.

Comments provided by Ken Jones, Fire Chief, also support construction of the cul-de-sac to accommodate fire apparatus. His comments indicate residential subdivisions will be required to meet NFPA 1 2015 edition, Chapter 18.

There is no modification or new access associated with Cushing Road. It currently is used to access one home and it will remain that way.

Town representatives mentioned above have indicated that they are not in favor of dissolving any rights associated with the Class IV road as shown on the town's road map. At this point in time there are no near term plans to do anything with that portion of the road.

PINS

The surveyor of record shall provide written evidence that all pins have been set prior to recording the mylar.

MISCELLANEOUS

This conditional approval is valid for a period of 24 months, at which time final approval must be obtained or a public hearing held for the Planning Board to grant additional time.

ABUTTER CONCERNS

Abutters have submitted correspondence to the Planning Board: Gary W. Lundquist, Ralph Pisapia and Chris Krochina. Some of the comments include concerns about wildlife habitat, wetlands, future potential land uses, adequacy of the roads, future home locations, previous state permits, lake frontage and shoreline structures, potential future subdivision and other concerns. Just a few clarifications pertaining to some of these comments:

- Any future land use with the exception of a single family dwelling will require a Planning Board application with public hearing.
- The adequacy of Happy Homes Road to accommodate two additional lots has been evaluated by the DPW and found sufficient. Paving this road was a town's priority until the residents of the road opposed it.
- Any issue with the condition of Meredith Neck road is a NH DOT issue.
- Home locations cannot be predetermined but will be located within the designated building envelope. The lot line setbacks and wetland buffers are graphically depicted showing the area of the building envelope.
- No zoning violation is being created with respect to shoreline structures. If the division of the shoreline triggers a violation of a permit with NH DES, they have the responsibility of approving the subdivision. This approval is necessary prior to final Planning Board approval.
- There is potential for future subdivision as the minimum lot size in the Shoreline District is 40,000 square feet as demonstrated by all of the lots lined up along the shoreline on the southeast site of the property. Two of the remaining lots are over 21 and 28 acres. We cannot act on an application based on speculation of what might happen in the future, however we can evaluate all the cumulative impacts including those from this subdivision.