

**PLANNING BOARD PUBLIC MEETING
TOWN OF LITCHFIELD**

Held on February 1, 2022

minutes approved on 2/15/2022

The Litchfield Planning Board held a meeting in the Town Hall conference room, 2 Liberty Way, Litchfield, NH 03052 on Tuesday, February 1, 2022 at 7:00 p.m.

MEMBERS PRESENT: Kate Stevens - Vice Chairman, James Boffetti, Ronn Stephens, Kimberly Queenan - Selectmen's Rep., Sam Terrill - Alternate, Curtis Sampson

MEMBERS ABSENT: Michael Croteau - Chairman

ALSO PRESENT: Joan McKibben (P.B. Admin. Assistant), Jay Minkarah (Executive Director Nashua Regional Planning Commission - NRPC)

CALL TO ORDER

Vice-Chair Kate Stevens called the meeting to order at 7:05 p.m. and led the Board in the Pledge of Allegiance. Roll call of members.

Alternate Sam Terrill was appointed a voting member for this meeting.

Public Input: No Public input on non-agenda items.

AGENDA ITEMS:

Corning Farm at River Edge, site plan application is for 66, 3-bedroom townhouses. The units are proposed to be 16, 4-unit buildings of multi-family housing on a 39.6 acre parcel at 540 Charles Bancroft Hwy, Tax Map 22 Lot 14. The existing buildings are proposed to be removed except for the existing house which will be converted into a 2-family unit.

Owner: Corning Farm at River Edge, LLC; Applicant DAR Builders, Reginald Moreau.

Reginald Moreau and Eric Mitchell are present for the application. Also present is Steve Pernaw, traffic engineer.

Eric M. We have submitted our drive permis to NHDOT for reviews. National Grid (NG) has been contacted re; the high tension lines and easement that runs through the property. NG has stated the detention ponds could go under the wires but not the septic systems. They want the developer to verify the height of the existing wires on the towers.

The developer would like to maintain the old trolley line path on the property for walking access. There are three parking spaces per unit, and two parking spaces for each of the two units in the

existing house.

L.C. Engineering comments are being addressed on the plan by Eric Mitchell.

They will verify the impact fee numbers.

Driveways will be two way traffic. They are planning on a north-south sidewalk 6' wide in the state ROW.

The Vice-Chair confirmed with Jay M. and Joan that all information was received to accept the application.

Kim Q. made a MOTION to accept the application for the Corning Farm multi-family site plan.

Motion seconded by Curtis S. Motion carried 6-0-0.

A site walk is scheduled for Saturday, Feb 12 at 10 am meet at 540 CBH. If a snow date is needed it will be Saturday, Feb. 19, 2022. In addition, for those who want to view the traffic volume that will be held Tuesday, Feb. 15 at 7:00 am and 4:30 pm.

Mr. Mitchell stated they will stake the two road entrances before Feb. 12.

Ronn S. made a MOTION seconded by Curtis S. to deem the site plan a Development of Regional Impact. It is ½ mile from the Manchester/Litchfield line.

Motion carried 6-0-0.

Curtis S. made an amendment to the MOTION seconded by James B. to add Londonderry to the notice of Regional Impact. Motion carried 6-0-0.

The Planning Board Administrative Asst. will notify Manchester, Londonderry and So NH Regional Planning Commission.

Steve Pernaw from Pernaw and Co, Inc. did a traffic study of the area.

NHDOT is concerned with how many trips this site will generate.

Our Jan 7 study determined how many trips our site will generate in our estimate and which direction our site traffic will go.

In our second report, we are leaving tonight, we looked at Corning Rd.

NHDOT has a short term count station at the Litchfield-Manchester line. In 2019 they had a count of 10,700 cars a day which is an annual average number.

We use the ITE trip generation manual which NHDOT wants us to use.

We calculated 34 trips generated at PM peak from the site and 27 AM trips at peak.

The north entrance from the site will have the majority of traffic.

Mr. Pernaw had flip charts he went through regarding the report he left with the Board. He went over 2033 future projections.

In 2033 Corning Road does not change the level of service and will not need a turning lane.

Over 50 second wait time is a level of service F.

Ronn S. questions delays from school buses.

Mr. Pernaw; That is accounted for in the software.

Mr. Pernaw mentions safety is important and they have good line of site distance.

Eric Mitchell will ask the school district where buses would stop for the development.
All mail boxes are located at the southern entrance.
The Board will collect data from the police department regarding number accidents at Corning Rd. and Rte. 3A.

Jay M. said NRPC traffic engineer concurred with the ITE report. The regional traffic showed a larger split of traffic to the north but not a larger impact.

James B. had concerns on the impact to the existing neighborhood (Temple Dr. and 3A).
Regarding comments received from abutters.
The northern driveway from the site creates headlights to 545 CBH. Any way to minimize that impact. James also questioned the footage from yards on Temple Dr. The developer can add more trees to the turnarounds and try to keep the existing vegetation.

Sam T. questions the use as stated in the master plan.
Reggie M. We did consider the master plan. We are in a multifamily overlay in this district.
Kate S. The master plan does address variation of housing needs in the town.

The developer will meet with the Conservation Commission to talk about the remaining land that abuts Moore's Falls.
The units will be fully sprinkler.

No one was present as an abutter, no public input.

A MOTION to continue the hearing until **March 1, 2022** was made by Curtis S. seconded by James. Motion carried 6-0-0.

Committee Reports

Feb. 3 Conservation 6:30 pm Town Hall
Feb 14 Board of Selectmen 6:30 Town Hall
Feb 15 Planning Board 7:00 Town Hall
March 16 NRPC Quarterly Meeting 30 Temple St. Nashua

Approval of Minutes

Curtis S. made a MOTION to approve the Jan. 12, 18, and 26 planning board meeting minutes with an amendment to the January 18 minutes. James B. seconded the motion.
Motion carried 6-0-0.

Kim Q, made a MOTION to adjourn the meeting, seconded by Ronn S.
The motion carried 6-0-0. Meeting adjourned at 8:55 p.m.

Minutes transcribed by

J. McKibben