

**Planning Board**  
**June 11, 2015**  
**7:30 pm**

Members Present: Barry Hantman-Chairman, Chris Smith, Chris Giordano-Selectmen's Representative, Janet Denison-clerk, Roger Whitehouse-arrived at 8:45,

Excused Members: Chip Current, Haeyoon Jacobus, Josh Horns

Others Present: Kevin Hatch, Ed Delorey, Steve Haight, Curt Springer, Joanne Forsblad, James Long, Tracy Tarr

The mylar for the Corey Motors site plan, property located at 15 Main Street, was signed by Barry and Chris G. Barry said the RSA requires the Chairman's signature to be on the recorded plan; this Board usually has all members sign.

Revised site plan application for L.A. Dance Studio/Ed Delorey of 11 Main Street, known as Tax Map and Lot 3-169

Josh having been selected to fill the vacant Selectman position and work and family commitments of other members, a quorum was not present for the scheduled site plan review. Kevin Hatch was able to explain the revised plan to those present. The traffic circle was removed and additional parking spaces were made to the southern end of the parking lot. Mr. Hatch explained the previously granted waiver for the parking lot is no longer necessary as the Zoning Ordinance was revised during the last town warrant.

There was a question about the southeast corner of the parking lot being too close to the lot line. After review, it was agreed this is not an issue. More handicapped spaces are not required.

Barry asked that a note be added to the plan stating all other notes and conditions from the previously approved plan still apply. Mr. Hatch said he will create a note tying the two plans together.

He was invited to come back to the June 25<sup>th</sup> meeting. The meeting was recessed until a quorum was present. Roger arrived at 8:45pm.

Site plan review for property near Sandown Road owned by Eversource, known as Tax Map and Lot 1-24

Steve Haight introduced himself and the project proposed by Eversource. He explained a tap yard is a switching station. It allows the utility company to tap into an existing line and change the flow of electricity, much like a divert valve or 3-way switch. The proposed site will be similar to the Kingston tap yard.

There were no questions regarding the application. Chris G. made and Roger seconded a **motion to accept the application**. The motion **passed** unanimously.

Mr. Haight explained this will be about 100 square feet in size, graveled and a chain-link fence with security on top. It is unknown if the fence will be cad- or mechanically welded. It will be grounded and standard warning signs will be posted.

The proposed travel way to the site will be tied into existing access to reduce wetland impact.

Comments from Dennis Quintal dated June 9, 2015 were reviewed. He saw no issues with the proposal. Mr. Haight had spoken with Mr. Quintal about this plan.

The proposed utility poles will need to be shown on the plan more clearly. The legend should be used to indicate the location of items.

There was a short discussion of a note outlining demolition work. Mr. Haight said this is a standard note and this site does not require any demolition. He can add a note stating this will comply with all local, state, and federal regulations. A note will be added stating the stockpile will either be removed from the site or used on site.

No hours of operation are needed as this will be unmanned. Employees who show up for maintenance or to flip a switch will park on the travel way going to the site, making a parking lot unnecessary.

Mr. Haight has not spoken with Conservation Commission yet. He will contact them to be on their next meeting agenda. He did conduct an informal site walk with Carsten Springer and James Long. A letter from the Conservation Commission will need to be obtained.

Curt Springer asked about Blanding's turtles. He said they were sited in the area a few years ago. Joanne Forsblad asked about the gate being replaced. Mr. Haight said boulders can be placed and the gate will be replaced.

Mr. Haight was advised to send a revised copy of the plans to Dennis Quintal. A letter with his comments and a letter from the Conservation Commission will be reviewed at the next meeting. He was invited to come back to the Board on the 25<sup>th</sup>.

#### Minutes

Chris made and Roger seconded a **motion to approve the May 27<sup>th</sup> minutes as written**. Chip and Chris S. abstained. The motion **passed**.

At 9:15pm Chris made and Roger seconded a **motion to adjourn**. The motion **passed** unanimously.

Respectfully submitted  
Janet S. Denison