

Planning Board
May 10, 2018
7:30 pm

Members Present: Barry Hantman, Chip Current, Jim Castine, Roger Whitehouse, Scott Borucki

Others Present: Tim Lavelle, Bud Post, Manley Post, Russell Champey, Shane Driscoll

Minutes:

The minutes of April 26th and May 8th were reviewed. Jim made and Chip seconded a **motion to approve the April 26, 2018 minutes as amended**. Chip, Scott, and Roger abstained. The motion **passed**. Chip made and Scott seconded a **motion to approve the May 8, 2018 minutes as written**. Jim and Roger abstained. The motion **passed**.

Correspondence:

- Notice from Hooksett regarding a cell tower.
- Town and City magazine

There was a short discussion about the summer schedule. Chip made and Roger seconded a **motion to meet on the fourth Thursday s in July and August**. The motion **passed** unanimously. The board will meet on the second and fourth Thursday in June.

Justin Drive lot line adjustment:

Tim Lavelle presented a letter stating the monuments have been set. The plans have been checked at the registry. Chip made and Jim seconded a **motion to grant final approval for the Justin Drive lot line adjustment**. The motion **passed** unanimously. The Board signed the mylar and paper copies.

15 Main Street:

Tim Lavell explained he is representing Shane Driscoll who is the new rentor of the business on 15 Main Street, owned by Corey Motors. He's put in the paperwork to have an inspection station which will be forwarded to the town to verify local approval. He explained the type of work he will do and that auto sales will be a small portion of the business. Mr. Lavelle said he's reviewed the recorded site plans with Mr. Driscoll who agrees to everything except for the placement of the handicapped parking space. Mr. Driscoll likes the hours of operation

There was no paperwork authorizing Mr. Lavell as the agent so Mr. Lavell left to get a letter.

Post subdivision preliminary discussion:

Bud and Manley Post introduced themselves and explained the home on Kingston Road has been moved and there is an interested buyer. The buyer's son is interested in purchasing the back lot. There was a lengthy discussion about lot and road requirements.

They were told that anything in zoning can be discussed with the Zoning Board for possible variances. Any regulation can be discussed with this board for possible waivers. They will submit a subdivision application for discussion at the June 14 meeting.

15 Main Street:

Mr. Lavelle returned with a letter of authorization from Mr. Driscoll. It was confirmed that the new business will conform to the approved site plan, including hours of operation, lighting, hazardous materials, etc. It was agreed that the handicapped space is to be moved closer to the office entrance, an amended site plan is required.

Mr. Lavelle was told the area behind the building is not to be used for parking or storage. It was recommended that the owner have the water tested as a baseline due to possible contamination of the wetlands.

At 8:25pm Roger made and Chip seconded a **motion to adjourn**. The motion **passed** unanimously.

Graciously submitted,

Janet S. Denison