

Planning Board  
April 25, 2019

Members present: Barry Hantman, Chip Current, Jim Castine, Jennifer Heywood

Others present: Tim Lavelle, Josh Manning, Holly Bright, Richard Atkins, John Jalbert, Emily Jalbert, Tim McVittie—Life Storage, Christopher Stair (?)—GPI, George Nelson

Minutes:

Chip made and Jim seconded a **motion to approve the March 28, 2019 minutes as written**. Chris abstained. The motion **passed**. Jim made and Chip seconded a **motion to approve the March 31, 2019 site-walk minutes as written**. Chip and Chris abstained. The motion **passed**. Chip made and Scott seconded a **motion to approve the April 6, 2019 site-walk minutes as amended**. Jim, Jennifer, and Chris abstained. The **motion** passed.

Correspondence:

- Notice for the 25<sup>th</sup> Annual Spring Zoning conference
- Plaistow is hosting a PB training on the 22<sup>nd</sup> at no cost
- Letter from the executive council of NH, dated April 2, 2019, regarding their function in the state
- Email from the Conservation Commission, sent April 10, 2019, regarding Ward Way

Life Storage, 220 Kingston Road:

Christopher (Stair?) introduced the project as being on a 20 acre parcel off of Kingston Road. The storage facility proposed will be 15,800 square feet, single story, climate controlled building. There will be individual entrance doors, the roof will slope to one side. LED lights will be mounted above the doors. There will be a 24' travel lane around the entire building.

There will be some concrete curbing to control drainage and the access to the existing cell tower will be maintained. There is an existing easement across the property. The surface of this will be improved. They were advised to check the deed language to ensure they follow any parameters outlined in it. The existing parking includes five standard and one handicapped space. The entrance gate is accessed with a key. They are not proposing additional parking due to the transience of the use of the building: customers will drive up to the building, unload to and from the vehicle, then leave. The indoor storage will have the same use. The 24' of access surrounding the property allows for vehicles to pass parked vehicles. Mr. McVittie said they are not opposed to putting in stripes along the travel lane or to making it one-way.

It was mentioned that the site plan regulations outline the lighting and parking requirements which should be reviewed.

Chip asked about grading and showing detention basin specs on the plans. It was explained there will be a separate foundation drain and the roof will have gutters that are tied into drainage. The Culvert and infiltration basin should also be shown on the plans.

There has been an initial meeting with the Fire Chief and Fire Wards. Based on that discussion, they will be submitting an alternate fire protection plan for their approval. It was suggested that a dry pipe with auto heads and a connection to the outside be installed, along with a modified fire alarm and Knox box. The interior walls will be 3-hour rated fire walls meeting NFPA codes.

There will be 90 units inside. It is typical that climate-controlled units are visited less frequently than other storage units. They can expect about one car per hour, up to 10 cars per day to visit the entire site.

The storm drainage system will meet all the criteria in the town regulations. The main catchment is intended to be wet. There will be an emergency overflow to account for 100-year storm events. All slopes will be 3:1 with a timber guard rail next to any slope 2:1.

There is a 1000 gallon propane tank below ground which will be accessed. The electric service will be hooked up to the existing underground lines. Cooling units and the furnace will be outside. There will be poles sunk into the ground as protection from collisions. No office space is proposed and there will be some handicapped accessible units.

The building height is 13.3 at the high end, sloping to 10.8. It was noted the signature blocks need to be in the lower right corner and the size restriction for signs has been revised. It was recommended that silt socks be used during construction.

Plans will be given to the town engineer soon. There were no questions from the public. A site walk can be scheduled after hearing from the town engineer. Chip said he'd like to see the details for the outlet control structure and the culver and manhole details. He said if it goes in the ground, the details should be on the plan.

A meeting with the Conservation Commission will be scheduled soon.

Lake Realty Trust, 2 Sandown Road, phase 1:

Mr. Lavelle said they met with the Fire Chief and Fire Wards. Phase 1 of this project will be sprinkled, with a note added to sheet 14, and there is still discussion about a cistern as part of Phase 2. The developer doesn't want phase 2 to hinge on getting phase 1 done. There is no deed language yet for the site line easement.

The letter from Dennis Quintal dated December 5, 2018 was reviewed. (Another letter dated April 16, 2019 was received as well.) Per the December letter:

3. The closure calculation have been sent to Mr. Quintal. The numbers have been included in the plans.

5. The local benchmarks are shown on the plans.

12. It was confirmed that the natural buffer zone is on the plans. Mr. Lavelle will purchase tags from the town to be placed on the property.

16. Driveway permits have been received from the state and the road agent. It was agreed that meeting with the Selectmen is not necessary for this part of the project.

19. The test pits have been noted correctly on the plans.

21. The 4K area has been pulled away from the retention pond. Mr. Lavelle stated the driveway will probably turn before it gets to the 4K area. It is not against the ordinance to have a driveway over the 4K area but it is not typical.

22. Mr. Lavelle said a note has been added to sheet 1 regarding the rain gardens but he is not the drainage expert. If a note on the plans indicates that the complete file is at the town hall, potential buyers will be directed where to find the details. Chip said that if the rain gardens are built properly, they will last a long time. If they fail, it will be up to the owner to repair them. Barry said he'd like the town engineer to inspect them. Mr. Lavelle will add a note indicating the town engineer must inspect the rain garden prior to issuance of an occupancy permit.

23. Mr. Lavelle said they typically install a stone drip edge. There will be dry wells on either side of the house, although the drip edge can change over time if the property owner is over zealous with the landscaping.

24. A note has been added to the plans indicating the recorded sheets are part of a plan set, the complete set being at the town offices.

Mr. Lavelle said he will have deed language for the next meeting. Chip made and Jim seconded a **motion that the above numbered items from the December 5, 2018 letter from Dennis Quintal have been completed satisfactorily**. The motion **passed** unanimously.

It was noted a letter from the Fire Wards has been received. Chip made and Jim seconded a **motion that the fire suppression requirement has been met**. The motion **passed** unanimously.

Note 10 will be removed since the waiver was withdrawn. The site line easement detail is done but that layer was turned off during printing of these plans. The deed language, especially regarding the site line, will need to be done. A note regarding the town engineer inspections prior to the CO being issued will be added. Jim noted the triangle at the intersection needs to be removed.

George Nelson said he's been working with the state regarding the easement along Main Street. Barry said the Board will only require that something be put on the plans stating something can be done. The action to actually do the work will come from the Board of Selectmen.

Mr. Lavelle said that 5-6' of the private property can be added to the easement, tapering to 0' at the northern end.

It was noted that the land can be stumped. A discussion with the neighbor is ongoing regarding the tree buffer.

Caleb Corners II:

It was confirmed there are not structures with historical significance on the property. The conditional use permit was discussed in conjunction with the subdivision application. It was agreed that the extension of Ward Way was preferable to the extensive wetland crossing that would occur if a new street were built on the northern portion of the parcel. The Board reviewed the criteria and concluded that the conditional use cannot be permitted until a security bond has been approved.

Chip noted that the reference in the Zoning Ordinance states the bond is submitted to the Planning Board. This should be changed to state the Board of Selectmen.

The homeowner association documents will be given to the town attorney for review.

Other Business:

The Master Plan and CIP will need to be reviewed. There are several chapters that could be updated this year.

Chip made and Jim seconded a **motion to approve meeting on the fourth Thursday during the months of June, July, and August**. The motion **passed** unanimously.

At 8:54pm, Chip made and Jim seconded a **motion to adjourn**. The motion **passed** unanimously.

Upcoming Agendas:

May 9, 2019:

1. Life Storage, LP, map and lot 4-237, addition of a climate-controlled building
2. 2 Sandown Road, Lake Realty Trust, phase I & II
3. Caleb Corners II, Map and Lot 1-45-15, 1-51-2, and 1-51-3