

Planning Board
May 23, 2019

Members present:

Chip Current, Roger Whitehouse, Jennifer Heywood, Scott Borucki

Others present:

Carsten Springer, Holly Bright, Richard Atkins

Minutes:

Roger made and Jennifer seconded a **motion to approve the May 9, 2019 minutes as written**. The motion **passed** unanimously.

Correspondence:

- From the NHDES regarding Post property, wetlands application denied due to an incomplete application, dated May 15, 2019
- From Granite Engineering, LLC, regarding being a third party reviewer
- From RPC, annual meeting to be held June 12
- From Civil Construction Mgmt, dated May 20, 2019 regarding Life Storage site plan
- Email from Lindsey DiTonno sent May 21, 2019 requesting a continuance of the Life Storage site plan review
- Email from Joshua Manning sent May 21, 2019 requesting a continuance of the lot line adjustment for lots 1-51-13 & 14
- From James Lavelle dated May 23, 2019 requesting a continuance of the Lake Realty Trust subdivision
- Email from Lindsey DiTonno sent May 23, 2019 regarding regional impact of the Life Storage proposal
- Easement deed from Lake Realty Trust to the Town and State for the NW corner of Route 111 and Sandown Road

Life Storage, 220 Kingston Road:

The Board reviewed RSA 36:54-55 regarding regional impact. Our regulations state that if a commercial structure is over 10k square feet or within 1k feet of another town then it has regional impact. Carsten asked why those numbers are specified. He was told the RSA does not specify numerical parameters; it states circumstances that might warrant regional impact which affords surrounding communities to have a voice as an abutter. Chip said the numbers in our own regulations can be reviewed later.

Chip read section 13 of our site plan regulations. Scott said it seems the key factor here would be traffic impact. The Board agreed that this could be waived since the nature of the proposal will not bring extraordinary amounts of traffic. Scott made and Roger seconded a **motion to waive section 13 of the Site Plan Regulations, determining that the Life Storage site plan does not have regional impact**. The motion **passed** unanimously.

The minor lot line adjustment originally scheduled for tonight, for the lots on Caleb Drive owned by Lewis Builders, lots 1-51-13 & 14, will be held on June 27th.

Scott stated the square footage or usage type versus square footage could be reviewed for possible revisions of the regional impact parameters. Chip suggested changing the word “shall” to “may” would allow the Board more flexibility in determining

The Board was reminded that we have a site walk scheduled for Life Storage on May 29 at 7pm and we will meet on the fourth Thursday during June, July, and August.

At 8:00pm, Scott made and Roger seconded a **motion to adjourn**. The motion **passed** unanimously.