

Planning Board August 14, 2014

Members Present: Barry Hantman-Chairman, Josh Horns, George Manos, Chris Giordano-Selectmen's Representative, Janet Denison-clerk

Excused Members: Michael Denison, Chip Current, Haeyoon Jacobus

Others Present: Josh Manning, Bob Meaney, Peter Olsen, Annie Howland, Mark Auer, Marcelina Manos, May Ann DiStefano, Colleen Currier, Ronald Marchand, Paul Paulino, Gary Lavalley, David Drowne, Henry Corey, Ed Delorey, Kevin Hatch

Minutes

Minutes of the July 10, 2014 meeting were reviewed. George made and Chris seconded a **motion to approve the July 10, 2014 minutes as written**. The motion **passed** unanimously.

Correspondence

A map illustrating the comprehensive shoreland protection areas was received from RPC.

Master Plan updates

The revisions to the Growth Management chapter were reviewed. The recommendations at the end of the chapter were read and it was agreed that they are sufficient as written. Chris made and George seconded a **motion to hold a public hearing to update the Master Plan**. The motion **passed** unanimously. It was agreed the Capital Improvement and Historic Resources chapters will be discussed at the hearing also.

Site Plan review for 15 Main Street, Map and Lot 3-168

The abutter's list was verified. It was noted the fees have been paid and the waiver requests were posted. Kevin Hatch introduced himself and the project. Henry Corey purchased the property which had a single family residence which was turned into a four apartment building. This was used as a training burn for the fire department. Mr. Corey is planning to build a three bay garage for automobile repairs and sales.

The applicants obtained a variance from the Zoning Board of Adjustment to allow an expansion of the building inside the wetland setback. The Notice of Decision was added to the file.

Mr. Hatch explained that the NHDOT has been contacted and will be issuing a new driveway permit. They have also obtained state approval for a new septic system. They will be installing a new leach field, removing the old system entirely. The only question from the public was regarding the structure on the plan. It was stated the plans can still be revised and the exact location of the structure may differ from what is presently shown on paper.

Chris made and George seconded a **motion to accept the application as presented**. The motion **passed** unanimously.

Barry read the ZBA Notice of Decision. The 24' dimension was pointed out on the plan. There was a discussion about the roof drainage system restriction. Barry said this item could have been

worded better. Mr. Hatch said the purpose of the restriction is achieved although a strict interpretation of the restriction may not seem to be followed. He explained the ridgeline will run the length of the roof with half sloping to the north, the other toward the south. Instead of a gutter, there will be a 4' apron of crushed stone on the north side. Rain will be directed into the ground and dissipated before entering the wetlands. The town engineer will be asked to review this particular point of the plan. Mr. Hatch was asked to add this design detail to the plans.

The waivers were discussed in order: Sections 30 A.1, 30 A.3 and 30 C.8. Mr. Hatch explained that if the road setback is observed, the parking lots for the dance studio and the garage will not align. Also this will put parking closer to the wetlands. The criteria from the Site Plan Regulations were reviewed one at a time. There were no questions from the public regarding the first waiver request. Chris made and George seconded a **motion to grant a waiver from Site Plan Regulations Section 30 A.1**. The motion **passed** unanimously.

The Board discussed the second waiver request and reviewed the criteria from the Site Plan Regulations. There were no questions from the public regarding the second waiver request. Chris made and George seconded a **motion to grant a waiver from Site Plan Regulations Section 30 A.3**. The motion **passed** unanimously.

The Board discussed the third waiver request and reviewed the criteria from the Site Plan Regulations. There were no questions from the public regarding the second waiver request. Josh made and George seconded a **motion to grant a waiver from Site Plan Regulations Section 30 C.8**. The motion **passed** unanimously.

There was a discussion about the number of parking spaces. Mr. Hatch reviewed the calculations shown on the plan. The plan requires four spaces each per bay (there are three bays) and three for employees. The plan shows 20 spaces with the excess being available for displaying cars to be sold.

Mr. Hatch asked about the engineer retainer fee. It was explained the town engineer will review the plans for conformance to town regulations.

Mr. Hatch explained the treatment swale is designed to slow and filter the runoff from the parking lot. It filters rather than stores the runoff, and the length has been calculated to meet the needs of expected runoff.

The Conservation Commission has discussed this plan but has not been able to finalize a letter to this Board yet.

The hearing was open to the public. The question was asked about the type of structure proposed. Mr. Corey said it will have a similar look as the dance studio. Another question was about how the grading is determined. Mr. Hatch answered that the state requires certain setbacks and they are required to show this on the plans in addition to state approved septic and drainage calculations.

Barry pointed out the plans need a soil scientist stamp. There was a short discussion about parking in the side line setback. The Dance Studio had already obtained a variance for parking in the front setback.

It was agreed to continue the discussion on September 11 at 7:40pm. The time can be changed to allow other items to be discussed on the agenda first.

Outstanding Items:

1. Driveway permit from DOT needs to be obtained.
2. Add drainage design details to plan.
3. The drainage report needs to be reviewed by the town engineer.
4. The distance of the building to the wetlands needs to be shown on the plans.
5. A written notice from the Conservation Commission is needed.
6. A soil scientist stamp is required on the plans.

Site Review for 227 Main and Sweet Street, Map and Lot 3-53-13

Josh Manning introduced himself and the proposed subdivision of the five acre lot on the corner of Sweet and Main Streets. The Board reviewed the application and several items that need to be addressed. The plans as shown propose residential structures on the two lots.

There was a short discussion about drainage calculations. No new road is being proposed and these lots will be in the Village District which will allow for commercial uses.

Mark Auer asked about the wetlands near his property. The setbacks were explained briefly and that no disturbance of wetlands is allowed.

There was a short discussion about engineer review fees. It was agreed the entire \$3000.00 will be required and any unused amount will be returned to the applicant.

Chris made and George seconded a **motion to accept the application as outlined**. The motion **passed** unanimously.

The Board agreed to conduct a site walk on Saturday, August 16th at 8:30am. The hearing will continue at 8:30pm on September 11th with the possibility that the time may change between now and then.

Outstanding Items:

1. Show a typical house lot on the corner parcel.
2. Have the road agent review the driveway placements.
3. Speak with the Conservation Commission regarding the plans and obtain written notice from them.
4. Add the number of wetland flags that have been placed on the property to the plans.
5. Obtain drainage calculations for the property.
6. Speak with the Heritage Commission regarding any possible historic significance with the property.
7. A \$3000 check to the town will need to be received as a retainer for engineer review fees.
8. The reviewing engineer will need to note a bond is not required.

At 8:00pm Chris made and George seconded a **motion to adjourn**. The motion **passed** unanimously.

Respectfully submitted
Janet S. Denison

Agendas:

- Sept. 11, 2014
 - 7:30pm correspondence and minutes
 - 7:40pm Site Plan Review for 15 Main Street, Map and Lot 3-168, property owned by Henry Corey
 - 8:45pm Site Plan Review for 227 Main and Sweet Street, Map and Lot 3-53-13, property owned by KDRM, LLC
- Sept. 25, 2014
 - 7:30pm correspondence and minutes
 - 7:40pm Public hearing for the Master Plan Growth Management, Historic Resources and Capital Improvements Programs chapters.