

Planning Board
February 10, 2022
7:30pm

Members present: Chip Current, Steve Woitkun, Chris Smith, Charles Underhill, Roger Whitehouse

Others present: Gail Turilli, Randy Clark, Wayne Clark

The minutes from 1/27/2022 were reviewed. Chip stated that he had one correction on line 10 to add the word “zoning” before “Warrant Articles will not be discussed”. No other changes. Charles **made** and Chris 2nd a **motion to accept the minutes as amended**. All in favor, **motion carries**, with Roger abstaining.

Correspondence:

The Heritage Commission will be attending the next Planning Board meeting to discuss updates to the Heritage section of the Master Plan. A public hearing will take place at a later date.

Preliminary Discussion for 12 Olde Road:

Randy and Wayne Clark addressed the board. Wayne is the owner of NextGen Precision CNC machine shop located in Newton, NH. He has outgrown the space and needs to get into a bigger building. They met with Jim Macomber at 12 Olde Road and would like to lease 2880 sq ft. They are interested in how the process takes and if it is achievable. Wayne is looking to get into the building the day after Mr. Macomber obtains his occupancy permit. A sketch of the plan was presented to the board showing 2 bays with 5 machines on a print.

Chip noted that Mr. Macomber came to the Planning Board for a heavy equipment repair facility which is not what this plan shows. Any change of use requires at least a minor site plan review by the Planning Board as per the town ordinance. The process is outlined in the site plan review documents on the town website. The board wants to make sure they understand the rules that are applied to Mr. Macomber’s site as approved now and they would still have to abide by those. Make sure no site changes would be required based on the new use that would also be used in the building. They will need something from Mr. Macomber to say that they can speak on his behalf as he is the owner of the property. Technically, he would probably be the one that has to go through this process but, may not want to take on the burden of that. Anything that’s agreed to this body is binding on him. Plans may not need to be required beyond what was brought in tonight. Minor reviews are much simpler, but still necessary. The board may require some changes. This project is all inside and there are no hazardous materials involved. The fire chief is also on this board and would be looking at public safety, etc. as this is what the review process is for. The board will need to make sure there’s nothing that is going to damage the town, abutters, or property causing ~~and~~ undo burden on our public safety infrastructure or town infrastructure. There will be material deliveries and Wayne stated those normally come in on flatbeds.

47 Charles noted that given recent issues that have come before the Planning board, he questioned
48 how the property is currently zoned. Chip Stated it is zoned as Commercial, Light Industrial and
49 this use fits in that zone. Charles mentioned understanding of the difference of the nature of the
50 business and what that does to the traffic pattern and noise during the day. If just swapping out
51 large trucks, the traffic patterns would be significantly reduced. He also questioned high or low
52 noise machines. Wayne stated the machines cannot be heard outside the unit. The loudest
53 machine would be a light home air compressor that would kick on once an hour for five minutes.
54 Randy and Wayne noted that one or two boxes of material get delivered about once a week and
55 come in on flatbed trucks as far as truck traffic is concerned. Charles stated that it sounds like
56 the traffic through there is mitigated somewhat, the nature of the business is quiet and won't
57 create too much of an issue with the neighbors. Randy stated the normal for the whole complex
58 would be Fed-Ex and UPS coming in more than trucks coming in. He also brings in material on
59 a trailer which is much quieter. Wayne is planning on putting the air compressor in the back
60 corner of the building just away from any other tenants on that side. It is a 5 horse compressor
61 and the doors will be closed. This operation uses very little air. Chip questioned the interior
62 wall on the plan. Wayne noted that Mr. Macomber is now building the interior wall. Chip noted
63 that when Mr. Macomber came in to the Planning Board, there were no interior walls and wants
64 to make sure the sprinkler system is not compromised. Wayne mentioned that the sprinkler
65 system goes through the entire building and believes that Mr. Macomber is waiting to put that in
66 the ground for occupancy permit.

67
68 Charles asked if there are 7-10 employees. Wayne stated that right now it's just him and
69 occasionally his father. Machines are set to run and do not require attendants. Running covid
70 medical parts right now and auto power off. Some of the machines have fire suppression
71 systems in them. Chip stated that he believes the hours of operation on Mr. Macomber's plan are
72 7am to 7pm. Wayne noted he was told that he had unrestricted hours. Chip stated that the zone
73 is unrestricted but, the hours of operation are noted on the plan and he will need to look at those.
74 If the hours of operation are to be expanded, a discussion is needed. If Mr. Macomber is coming
75 in for a minor amendment to the site plan, this could be a part of that but, they will need to abide
76 by the rules until they are changed. Charles questioned if coming in for a minor site plan review,
77 would abutter's need to be notified. Chip stated yes. The site plan can be found on the town
78 website and feels this would be a minor site plan review. This would require a notice to all
79 abutters, notice in the paper and an overview of what they are planning to do. This particular
80 piece of property has had interest from the neighbors. The fee schedule associated with the site
81 plan review application are also in there. Chip doesn't feel this would need to be sent to the
82 town engineer. It would depend on exactly what they are asking for. The design standards
83 section explains what would need to be shown if doing a full plan but, not necessary for a minor
84 review.

85
86 Charles suggested if within the next 1-3 years, looking for an expansion to possibly having a 2nd
87 shift, maybe request this once rather than repeat the fee process and notification. Chris also
88 suggested that because of neighbors being close by who have been vocal, consider a rotary screw
89 tech compressor. Wayne stated if needed, he would invest in that. Chip stated that this board
90 decides what is and what is not allowed and will take input from the town. Randy mentioned
91 that the office and bathroom were already on Mr. Macomber's permits. This is not something
92 that was added. Chip noted if it is already existing, there would be no issues. Wayne stated the

| 93 the way the units were originally designed that he wants, Mr. Macomber was going to take and
94 rent out the others. They were designed with bathrooms and offices for 3 units.

| 95
96 Chip explained the process and how long it may take but, doesn't think it will be contingent on
97 occupancy permit as that is required regardless. Where this is a minor site plan review, most
98 likely will take 2 meetings at best. The Board may ask for some changes and may want to walk
99 the site. Randy asked who the contact person would be for the Board. Chip stated that Gail
100 would be the primary contact but, he would also be available if need for questions or concerns.
101 Ten days are needed for notices to the abutters and the newspaper. Once the application is ready
102 and a letter from Mr. Macomber is obtained, submit to the town hall to be put on the agenda.
103 The first meeting in March would probably be the first available. Hours of operation will also
104 need to be checked on Mr. Macomber's plans.

| 105
106 Chris mentioned maybe to address some of the changes with the site plan like hours of operation
107 and usage. Chip stated yes but, it is incumbent on Mr. Macomber as this would require re-filing
108 the plan with the registry. Steve asked if Mr. Macomber gave any indication on when he is
109 going for his occupancy permit. Wayne stated when the ground thaws, looking at possibly May.
110 Steve mentioned that he met with Mr. Macomber a few weeks ago for his fire alarm plans and
111 that he was putting off the water supply and sprinkler system until the better weather. Randy
112 stated he will be in early next week with the application to get the process started, and thanked
113 the Board for their time.

| 114
115 Charles mentioned that there is no one running for the third available seat on Planning Board and
116 asked if the Board knows of anyone interested. Chip stated that he encourages anyone who is
117 interested, to write in on the ballot at town voting. Roger made and Charles 2nd a **motion to**
118 **adjourn.** All in favor, **motion carries. Meeting adjourned at 8:00pm**

| 119
120 **Agenda for next meeting:**

- | 121 1. Discussion w/Heritage Commission re: Heritage section of the Master Plan
122 2. Preliminary discussion requested by Paul Riley re: frontage on Johnson Road

| 123
124 Respectfully

| 125 Gail Turilli