

Planning Board
Feb. 25, 2016
7:30 pm

Members Present: Barry Hantman-Chairman, Chip Current, Haeyoon Jacobus, Chris Smith, Roger Whitehouse, Chris Giordano-Selectmen's Representative, Janet Denison-clerk

Others Present: Charlie Zilch, Charlie Lucas,

Minutes

Chip made and Chris G. seconded a **motion to accept the February 11, 2016 minutes as amended.** Chris S. abstained. The motion **passed.**

Correspondence

- From Dennis Quintal regarding the Cotton Farm site plan review; all prior comments have been addressed
- From the Conservation Commission; the new Unutil plans have been reviewed and are

Other Business

Barry reminded everyone that voting is March 8th at the Community Center from 8am to 7pm. There are several open positions for the Planning Board and he encouraged people to write-in names of those who would be interested in joining. There are two open alternate positions and letters of interest should be forwarded to the Town Hall. He also asked for the town's support on the several Warrant Articles put forward by the Board.

Site Plan application for Cotton Farms MHP, LLC

Barry and Roger excused themselves from the table and Chip took over as chairman for this discussion.

Charlie Zilch explained they have spoken with the Fire Chief, Conservation Commission, and the Zoning Board and all have given their approval for the revised plans as presented tonight. He explained that sheet 4 has the maintenance schedule for the bio-retention areas. This essentially entails that the bark mulch be maintained on a yearly basis, or after heavy rainfalls.

Barry asked how the town will know this is being done. He was answered that it is the purview of the Board of Selectmen to ensure that properties are built as approved by the Planning Board. The only parcel in town that has an on-going site inspection agreement is the gravel pit. Barry said the site could sell in a few months and the new owner may not be aware of conditions or stipulations or won't build it as approved. He suggested placing a note on the plans stating that any new owner is bound by the approvals granted.

Mr. Zilch said that Dennis Quintal's comments were addressed. A variance was obtained through the ZBA and the silt fence behind building #47 will be extended and wrapped all around. A letter from the Fire Chief regarding building #47 will need to be obtained. Utilities will be buried.

There was a discussion about retaining the escrow account until the town engineer has inspected the site, ensuring it is built as approved. It was explained the building inspector has the oversight over the building, but the other aspects of the plan could be reviewed by the town engineer. It was agreed that this should be established in the regulations first.

Chris G. said it would be important to have this particular plan inspected due to the proximity to the wetlands. Chip said a problem may be that there is no particular timeframe for when projects will be completed. Charlie Lucas said that a note can be put on the plan that the site will be inspected for conformance to the approval.

Two conditions for approval were discussed:

1. A note regarding inspection after the project is completed
2. A letter from the Fire Chief regarding access to building #47

Chris G. made and Chris S. seconded a **motion to grant conditional approval based on the above conditions**. The motion **passed** unanimously. It was pointed out this approval is good for one year and the impact fees will be assessed when they come back for final approval. Sheets 1 and 3 will be recorded.

Town Regulations

Barry and Roger rejoined the Board at the table. Chris G. agreed to review Site Plan and Subdivision Regulations for any amendments that need to be made. Minor site reviews may be exempted from needing to retain the escrow fee until a final inspection is made. If an amendment is made regarding retaining fees, this will need to be worded correctly. Chris S. asked if the Conservation Commission creates any order of conditions. It was explained that they are an advisory group and, while their recommendations have always been agreed with, it is not necessary to abide by their or the town engineer's recommendations.

At 8:15pm Chip made and Roger seconded a **motion to adjourn**. The motion **passed** unanimously.

Respectfully submitted
Janet S. Denison

Upcoming Agenda:

- March 10, 2016
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| 7:30pm | minutes and correspondence |
| 7:40pm | revised site plan review for Eversource, property off of Sandown Road, known as Tax Map and Lot 1-24. This is to construct a new pole. |
| 8:30pm | revised site plan for Corey Motors, 15 Main Street, known as Tax Map and Lot 3-168 |
| 9:00pm | Minor Site Plan application: new poles for Unitil along Route 111 |