

**Planning Board**  
**May 11, 2017**  
**7:30 pm**

Members present: Barry, Chip, David, Jim, Roger

Members excused: Chris S., Scott

Others present:

Josh Robenius, Bill Downes, John Ribeiro

Minutes:

Chip made and David seconded a **motion to accept the April 27, 2017 minutes as written**. The motion **passed** unanimously.

Correspondence:

- Town and City, May/June 2017 edition
- From Exeter regarding a cell tower installation

Summer Schedule:

Chip made and David seconded a **motion to approve the summer schedule as the second Thursday in the months of June, July, and August**. Additional meetings may be added as necessary. The motion **passed** unanimously.

Master Plan

The public hearing is set for June 8<sup>th</sup>.

Colby Road lot line adjustment:

Josh Robenius and William Downes introduced the plan as a lot line adjustment between two properties owned by the Weston family and one abutting lot owned by William Downes. Chip made and David seconded a **motion to accept the application**. The motion **passed** unanimously.

The square footage is on the plan but not the exact before and after acreage for the lots. There was a short discussion about placing an iron pin at the end of Mr. Downe's driveway. It was agreed that placing an iron pin in the water or in the middle of the road is not desirable. There are no structures or wells on lot 3-73-B. It appears there is plenty of acreage on each lot.

Mr. Robenius' signature is on the application, acting as the agent for Mr. Weston and Mr. Downes. Each of them had sent emails stating that Mr. Robenius could act on their behalf. Mr. Robenius said that the deeds had been researched and nothing could be found granting any rights or rules for Cub Pond Road. There is language in each land owner's deed stating they may use Cub Pond Road. Similar language will need to be added for Mr. Downe's property.

There were no questions from the public. The distance from Mr. Downe's property from Colby Road via Cub Pond Road versus the distance that would be traveled across the easement on 3-81 is unknown. Chip said he feels the access via Cub Pond Road is preferable.

Jim asked about the dam on the property. Mr. Downe's said that Mr. Weston put that in himself many years ago and is the owner of it. This plan puts the land around the dam on the same parcel as the structures that serve it. There is nothing in Mr. Weston's deed regarding the dam.

It was agreed that a driveway permit is not necessary. It was agreed the iron pin should be placed at the end of Mr. Downe's property and the acreages, before and after, need to be shown on the plan. Chip made and David seconded a **motion to grant conditional approval to the lot line adjustment**. The motion **passed** unanimously. It is assumed the signature block will be in the correct place

There was a short discussion about seeing a draft of the deed language, stating Mr. Downes has access to his property from Cub Pond Road. Barry explained the conditional approval is good for one year. This Board will need a mylar to sign and paper copies. Mr. Rabenius said he'll be back on the 25<sup>th</sup>.

15 Main St. Minor Site Plan Review:

Chip made and David seconded a **motion to accept the application**. The motion **passed** unanimously.

Mr. Ribeiro was welcomed to town. He explained his business will be called Brake Pro Plus, concentrating on just doing brakes but is leaving the option to maybe do front ends. He will avoid liquids except for brake fluid. The only hazardous material he may store will be small cans of spray paint and degreasers. He will not drain fluids, including antifreeze. He may sell a few cars from the lot and have one to two employees.

The Board discussed the issues with the original site plan. Parking was discussed, including the minimum number of parking spaces needed for the site. This left three spaces from which Henry Corey, the property owner, could use for sales. It was reported that non-handicapped vehicles have been parked in the handicapped spot. The hours of operation were reviewed. The area to the north of the building should be left without storage of any kind, including parking vehicles. This area is for emergency access and to avoid contamination of the wetlands. No commercial deliveries are allowed after 7pm.

The Board reviewed snow storage and the shared access for the commercial building to the south. The sign must continue to conform to the sign ordinance.

Chip made and David seconded a **motion to grant approval**. The motion **passed** unanimously.

At 8:10pm Chip made and Roger seconded a **motion to adjourn**. The motion **passed** unanimously.

Upcoming agendas:

May 25, 2017

7:30pm minutes and correspondence

7:40pm Josh Robenius-Cub Pond Road MLLA

June 8, 2017

7:30pm minutes and correspondence

7:40pm continued discussion regarding the Old Meetinghouse subdivision, including the Heritage Commission

8:00pm Master Plan update public hearing