

Planning Board
May 9, 2019

Members present:

Barry Hantman, Chip Current, Roger Whitehouse, Jennifer Heywood, Scott Borucki

Others present:

Chief Steve Woitkun, Tim Lavelle, Carsten Springer, Josh Manning, Holly Bright, Richard Atkins, John Jalbert, Emily Jalbert, Tim McVittie—Life Storage, Christopher Stairs—GPI, George Nelson, Carol Linehan

Minutes:

Chip made and Jennifer seconded a **motion to approve the April 25, 2019 minutes as written**. Roger and Scott abstained. The motion **passed**.

Correspondence:

- Notice for the 25th Annual Spring Zoning conference
- Plaistow is hosting a PB training on the 22nd at no cost
- Dated April 30, 2019, from DES, wetland permit for map 1 lot 45-15
- From Bedford, cell tower construction
- Dated May 9, 2019, from Chief Woitkun, Life Storage on Kingston Road
- Dated May 3, 2019, from GPI to Chief Woitkun, Life Storage
- May 1, 2019 Fire Ward minutes
- Waiver request from GPI for Life Storage, dated May 3, 2019
- Town and City magazine, May/June 2019 edition

Life Storage, 220 Kingston Road:

Tim McVittie gave Christopher Stairs authority to speak as the agent for Life Storage. Mr. Stairs explained the proposed building will be 15,800 square feet. There will be gravel to the north of the proposed building and part of the parking area will be curbed to assist in drainage. The outside building material will be similar to the existing buildings. There are five parking spots at the entrance. There are no plans to paint stripes on the driving area around the building. Mr. McVittie explained that most customers drive up to their site and park in front of it to load and unload.

All abutters were notified. Chip made and Roger seconded a **motion to accept the application**. The motion **passed** unanimously.

The Board reviewed the waiver request from Section 22 regarding off-street parking. There are no company vehicles and only one or two employees are scheduled at a time. According to the regulations, the new structure would require 64+ spaces. It was explained that 99 vehicles can be parked outside along the outside of the buildings with room to maneuver around. It is not proposed that the paved area be striped since that encourages parking for extended periods.

Barry said he's not sure there's a requirement for striping but there is a requirement to show on the plans that a certain number of vehicles will fit. If the use of the buildings change, it needs to be shown on the plans that there are sufficient parking spaces to support increased traffic to the site.

There were no questions from the public. Scott made and Chip seconded a **motion to grant the waiver request**. The motion **passed** unanimously.

There was a short discussion of the easement on the parcel to the cell tower. Barry said he'd like to see it and be assured that no other easement is being impacted. The access easement is a right-of-way to a small patch of land. It is proposed that the surface be improved with the addition of gravel.

The Board reviewed the letter from the fire chief. The Chief has not reviewed the fire suppression sheet or notes on the plan. There is a verbal agreement to install the fire suppression systems according to the ordinance. Mr. Stairs said the required notes per the zoning and site plan regulations are on the plans. He was told that if the Board votes to approve the proposed fire protection, it doesn't mean they are voting to approve the specs for the cistern.

There were no questions from the public. Chip made and Roger seconded a **motion to approve the recommendation for an alternate fire suppression system pending a positive review by the fire chief**. The motion **passed** unanimously.

The lighting plan was reviewed. Lights are proposed above each entrance and a larger light toward the top of the building. A lighting plan sheet will need to be reviewed.

There is no water or sewage planned and a traffic study will not be required. There are no plans to make a new access from the road to the site. The driveway around the building will be for two-way traffic and is 24' wide. Snow will be removed and placed at the exterior of the lane. This will need to be shown on the plans.

The drainage plan was reviewed. Chip asked for the plan to be more specific, including the size of the inlet and outlet structure, a more specific description of the catch basin and its size. He said he will need to see details for the individual catch basins.

Underground utilities are proposed. Furnace and condensing units will be outside on the ground with bollards. There may be 4-6 units for this building. Chip said that if the proposed area for these is expected to be large, he would like to know where they would be. Mr. Stairs said the mechanical placement is difficult at this stage and this will be better known when they get further into the site approval. The pads shouldn't be larger than 5x5. Chip said to simply put some on the plans and show a typical illustration for how they will be protected from vehicles, etc.

The landscaping was discussed briefly. They will meet the buffer and grading requirements and green space allotment. It was initially mentioned that they will need to request a waiver from Section 30.1.D.1-General Appearance Criteria. Jennifer pointed out that a caveat within this section states these criteria do not apply to industrial buildings. The Board said this is a section of the regulations that should be reviewed.

The fence will be relocated to allow construction of the new building and reconnected afterward. Hours of operation will not change. The waiver requirement note on the plans will need to be revised. Chip said the erosion control details will need to be reviewed and it is preferred that silt socks are used.

There were no questions from the public. A site walk is usually not scheduled until after the Board receives comments from the town engineer. Carsten said it doesn't look like the Conservation Commission will need to review this proposal. He asked to be kept informed of the development of the project.

Mr. Stairs will represent the property owner at the site walk. It was agreed to meet on the 29th at 7pm for the site walk at which the Conservation Commission and public are invited. This is Mr. Stairs' birthday.

This will be discussed again in two weeks.

Lake Realty Trust, 2 Sandown Road, phase 1:

New plans were handed out to those present. Note 13 has been updated. The rain gardens will be inspected prior to a certificate of occupancy is issued. Note 10 has been removed and the Board agreed that 22 from the list of outstanding items has been satisfied.

Site line easement details are on sheet 3. The easement is about 8' wide at its greatest width. Mr. Lavelle said he spoke with someone at the NHDOT about the easement language. He said they're fine with it as long as there is a deed. A draft deed was presented to the Board and Barry asked if the easement could be granted to the town and the state. This would give the town the ability to do something on private property. Carsten pointed out a spelling error on the deed. The Board discussed whether this should be noted on the plans. It was agreed the deed is sufficient.

Mr. Lavelle said the stakes in the ground currently are the actual right-of-way and not the easement as outlined in the draft deed. John Jalbert pointed out there is ledge at the corner. The town is most interested in cutting back foliage. Mr. Lavelle said the intent is for maintenance during all seasons and the state doesn't have an issue with the town doing that.

There were no comments from the public. Chip made and Roger seconded a **motion that note 10 and the site line easement have been satisfied**. The motion **passed** unanimously. Chip made and Scott seconded a **motion to grant final approval for the consolidation and**

subdivision of tax map and lots 1-19A and 19B. The motion **passed** unanimously. Chip made and Scott seconded a **motion to assess safety and school impact fees for the newly formed lots 1-19-5, 1-19-6, and 1-19-7.** The motion **passed** unanimously.

Mr. Lavelle said they are working on phase 2 of the project, specifically the alteration of terrain permits. Mr. Jalbert was told he can stump the property.

The Board was reminded that we meet on the fourth Thursday during June, July, and August.

At 9:00pm, Chip made and Scott seconded a **motion to adjourn.** The motion **passed** unanimously.

Upcoming Agendas:

May 23, 2019:

Meet with Beth Caillouette regarding updating regulations for new MS4 permitting.

1. Life Storage, LP, map and lot 4-237, addition of a climate-controlled building
2. Lot line adjustment: Map and Lot 1-45-13 & 14