

Planning Board
May 29, 2019
7:00pm
Site walk

Members present:

Chip Current, Roger Whitehouse

Others present:

Carsten Springer, Bobby Lorree, Allan Hess, Lindsey DiTonno, Tim MacVittie, Chris Stairs

Life Storage, 220 Kingston Road:

The walk began at the office of Life Storage. The proposed building corners were staked. The ground was packed gravel in places. It is unclear where the motor homes currently parked there will be stored on site, if they will continue to be parked there. Ms. DiTonno stated the drainage calculations were made with the idea that this area is impervious.

The location for the buried tank was pointed out to those present. The fence to be rerouted was located on the ground and the plans. Those present talked about the swale and topography. There appeared to be a large vegetative buffer between the current buildings and the proposed building and Route 111. There was a short discussion of comment number 12 from the May 20, 2019 letter from Dennis Quintal. Chip and Carsten expressed their opinions that it appears the buffer is sufficient as is, but this can be discussed in depth at the next Planning Board meeting.

Chip indicated the door swing on the plans and that it is undesirable that vehicles run into people who may be exiting the building. Ms. DiTonno said they can install bollards at each exit.

It was noted the south west corner of the building is close to the property line.

The Life Storage representatives were invited to the next Conservation Commission meeting.

The gate leading to the cell tower will be moved. Carsten and Chip viewed the wetland area near the cell tower to the west of the proposed building. There were red flags on some trees and it was unclear what these were supposed to represent. One of the wetland flags, posted for this proposal, was found.

Those present discussed comment number 16 from Dennis's letter. Bonding is typically for a large structure or road and for construction that, if discontinued before completion, would endanger the public. Since there is no hole being dug for this project and there does not appear to be any effect on the neighbors, it is not likely that bonding will be necessary for this project. This can be discussed at the next Planning Board meeting.

Chip said he is less concerned with plowing than he is about the drain in the paved area becoming plugged with ice. The roof slope will allow snow to melt slowly into the gutters and directed through the drainage system.

There was a short discussion about tree plantings. After discussion, a waiver request was presented for sections 30A and 30C of the Site Plan Regulations. This can be discussed in detail at the next Planning Board meeting.

The proposed location of the cistern was reviewed. Ms. DiTonno said the location was acceptable by the Fire Chief.

The site walk concluded at 8:00pm.