

Planning Board
June 27, 2019

Members Present:

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

Others Present:

Jim Macomber, Holly Bright, Rick Atkins, David Smith, Cathy Smith, Chris Garland, Josh Manning, Lindsey DiTonno, Chris Stairs, Dan Bezanson, Cindy Lavash, Jim Hanley, George Nelson, Carsten Springer, Bob Meaney

Minutes:

Chip made and Scott seconded a **motion to approve the May 23, 2019 minutes as written**. Jim abstained. The motion **passed** unanimously.

Chip made and Roger seconded a **motion to accept the May 29, 2019 minutes as amended**. Jim abstained. The motion **passed** unanimously.

Correspondence:

- Letter from Conservation Commission, dated June 21, 2019, no concerns with Life Storage proposal
- From DES, dated June 18, 2019, request for more information for dredge and fill for 87 Sandown Road
- Email from Bill Gregsak to Janet Denison, sent June 27, 2019, questions about AofT for Bud Post subdivision. It was agreed this it was a strange thing for the DES to request a statement from the town that they are taking responsibility for maintenance of the detention pond and treatment swales. Carsten, as chairman of the Conservation Commission, was told he received a similar letter and he said he'd look into the matter. The consensus was that if it's on private property, the town will not maintain it. This was referred to the Selectmen.
- From DES, dated June 18, 2019, wetlands permit approval for Ward Way, tax map and lot 1-45-15
- From FEMA, dated June 19, 2019, notice of meetings to review Flood Risk Maps. Dennis Quintal will be attending and hopefully bring back information about how this will affect the town.
- From DOT, dated June 10, 2019, statewide resurfacing project. Carsten said the Conservation Commission will look into this.
- Supply Lines with The Source, spring 2019 newsletter
- From Civil Construction
 - dated June 13, 2019, 14 Olde Road review
 - dated June 27, 2019, Life Storage
 - dated May 20, 2019, Life Storage
 - dated May 20, 2019, Life Storage with responses by GPI

- Life Storage waiver request, dated May 29, 2019, sections 30.A and 30.C
- Request for continuance of the Lake Realty Trust, phase 2. Chip made and Roger seconded a **motion to extend the review period for phase 2 to July 25, 2019**. The motion **passed** unanimously.

Lot Line Adjustment, Caleb Drive, Map and Lot 1-51-13 & 14:

Josh Manning stated these are two existing lots from the original Caleb Commons subdivision. One home is currently under construction and labeled as existing on the plans. The other lot has steep slopes and in order to place a home on higher ground, the lot line needed to be adjusted to meet setbacks. Each lot has enough acreage, upland soil, and frontage to accommodate this change.

All abutters were notified. There were no more questions from the Board. Barry explained the process for voting on the application before discussing details. There were no questions from the public. Chip made and Jim seconded a **motion to accept the application**. The motion **passed** unanimously.

Granite bounds will need to be set. Josh said it's easier to set these after construction. One new bound will need to be set, about 5' from the wetlands. It was chosen to be in that place due to ease of placement. Barry asked if the upland percentages should be on the plans. Josh said the percentages don't change appreciably and it was agreed to not have new upland calculations on the plan.

There is no impact to septic setback. There is no well radius due to community water. The driveways were pointed out on the plans and shown that they don't traverse other lots.

Barry said there should be a note stating that any restrictions and other items from the original plan are still in effect. There are no outbuildings on the lot and the buildable area and septic areas are shown. Chip made and Jim seconded a **motion to close the public hearing**. The motion **passed** unanimously.

There were no more questions from the Board. Mr. Manning was told to add the note referencing any restrictions from the original plan. He does not have to be present for the Board to grant final approval.

Site Plan Review, map and lot 4-191-1 & 2:

Jim Hanley introduced himself. Cynthia Lavash, owner of the property, agreed that Mr. Hanley can represent her. Mr. Hanley said this is a lot consolidation and site plan review. The properties are in the highway, commercial, light industrial zone. Each lot is about two acres and there is a combined frontage of 625', the majority of which is along Route 111A. A wetland bisects the two lots. The lots run parallel to 111A and there are some slopes. The site is mostly clear of trees. The area around the wetlands has not been touched.

The proposal is for a one-story building on slab, about 120' wide. There will be a total of 9600 square feet with an office in the front and bays in the back for vehicle service and repair. There will be limited online sales. Less than half of the site will be disturbed. Pavement will begin off Olde Road. The road agent has approved the driveway access. The employee parking area will be unpaved. There will be onsite septic. This is not subject to an Alteration of Terrain permit from the state, but there will be mitigation plans made.

A review letter from Dennis Quintal was received and there were no questions at this time per the letter.

All abutters were notified. There were no questions from the public. Chip made and Roger seconded a **motion to accept the application**. The motion **passed** unanimously.

The entrance from Olde Road was discussed. The road width varies from approximately 18' to 22' and currently serves residential lots. Dave Smith of 54 Main Street said the entrance to Olde Road from Main Street is being broken up by trucks. The rest of the road is in fair condition.

Chip noted there are two proposed signs. A note will need to be on the plans stating the signs will conform to the site plan regulations. There is not a lighting plan yet but any lighting will conform to town standards. They do not propose to have lights shine over property lines. Chip pointed out that lights are indicated on the plans.

Mr. Hanley said they will review the letter from the town engineer and address items over the next few weeks. He was told he needs to submit something to the Fire Wards regarding fire suppression and the Board will need a letter from the Wards stating they have reviewed the plan and approve it. A letter from the road agent is needed also. The Conservation Commission will need to review the plans and a site walk will be scheduled.

There was a short discussion about hours of operation since it was noted on the plans that this starts at 4am. James Macomber, the owner of the company proposing to build on the site, said that he has two trucks there that will be taken home with the drivers at night. The hours for repairs are typically 8am to 4pm. Chip said his concern is if the plan states hours that early, it will allow people to be there that early using noisy equipment. He said if there's a good reason for starting work that early, he could see 7am as a reasonable start time.

14 Olde Road is still a residence. A storm water management plan has been submitted. No hazardous materials will be stored here. There will be bulldozers, excavators, backhoes and Bobcats.

There was a short discussion about the state road versus the town road and that it is unknown where the state easement begins and ends. This is an intersection where several roads converged. The state reconfigured the intersection several years ago. The condition of the corner will be reviewed when we have a site walk. Barry told Mr. Macomber he may want to

offer improving the corner if it is shown it is town land. If it is the state easement, it would be up to the state.

The Board was told that trash trucks use the south east corner to back up and turn around. Dan Bezanson, owner of the Chenille Factory, said he has an easement for a parking lot. This is shown on the plans and references the book and page on which its recorded. Kathy Smith of 54 Main Street said she is concerned about the noise, traffic and what this will look like from Main Street. It was noted the building is proposed to be about 50' from the road with a vegetative buffer around the north and east sides of the building. Ms. Smith said there should be some consideration for the homes that are already there. Chip said the setbacks have been modified recently.

Mr. Hanley explained there are three bays, each with double doors and all on the south side of the building which faces away from the residences. The office is on the north side. He was asked to consider a vegetative buffer closer to Main Street and further along Olde Road as it connects to Main Street. Mr. Hanley was also told to review the lighting ordinance. He said there will be about five trucks per week at the site, which will be there for a few days for repairs before they leave the site. He said it will be very unusual to have each bay experience a truck leave and enter each day. They are trying to get a curbcut from the state for access onto Route 111A.

The roof will slope enough to drain. Visitor parking is at the front, or north side of the building. There may be room for future expansion of office spaces to rent out. Sales people will probably visit the site. The employee spaces will not be paved. Noise suppression techniques are not proposed at this time for the building. Mr. Hanley said he can look into that. The bay doors will probably stay closed during the winter and be opened in the summer.

The site walk was scheduled for July 11 at 7pm. The public and the Conservation Commission are invited. The next meetings will be July 25 and August 22nd. Mr. Hanley was told he'll need to ask for an extension for the review period at the next meeting.

Life Storage, 220 Kingston Road, site plan:

The waiver requests for sections 30.A. and 30.C.1 were reviewed. At the site walk it was noted there is significant vegetative buffer. Barry said he struggled with the idea of a waiver for the entire site because this would theoretically allow a clear cut of the entire property. Carsten said this could be a place for an emergency helicopter landing.

Chip said it appeared the existing buffer is sufficient. After a short discussion, Chip made and Jim seconded a **motion to grant the waivers to sections 30.A for the buffer along route 111 and section 30.C.1.** The motion **passed** unanimously.

The review from the town engineer was discussed. It was noted that #3 has been satisfied due to all the appropriate stamps being on the plans. Regarding #27, protecting pedestrians from snow

and ice falling from the roof, Ms. DiTonno said she'd prefer to address this when a building permit is issued. This can be noted on the plans.

Chip said he didn't see anything here that required bonding. Scott said he's unsure how this will impact the town if it is left incomplete since the construction is all on private property. The town would not have the authority to fix anything if it is left undone. Chip said that if it is built without the proper drainage system, that becomes a DES problem. A note could be added to the plan that the sediment control will be inspected by the town engineer prior to occupancy. There is a sequence of construction which alludes to the town engineer inspections already in the plans. Chip made and Roger seconded a **motion that bonding is not required**. The motion **passed** unanimously.

The Board discussed conditions for approval. It was agreed that the signature block should be in the correct corner, a note should be added regarding protecting pedestrians from falling ice and snow, and the recording fees should be paid. Chip made and Roger seconded a **motion to grant conditional approval based on those conditions discussed**. The motion **passed** unanimously.

87 Sandown Road-Robert Meaney site plan:

Bob Meaney asked the Board about impact fees for this 55+ project. He was told this is usually discussed during final approval and the zoning ordinance states a waiver can be requested. He said he can understand the need for the safety impact fees, but he does not expect school-age children to be living in the housing complex planned for this property.

Mr. Meaney said the bonding is still pending and is waiting to hear from DES about the wetland impact permit. He was told he can start clearing trees.

Other Business:

A letter dated June 18, 2019 from DES was received regarding the wetlands permit for the project on Ward Way. It was approved that 550 square feet of disturbance is allowed for building a road.

Letters will need to be sent regarding updating the Master Plan. Roger requested a copy of the Excavation Regulations.

At 9:29, Roger made and Chip seconded a **motion to adjourn**. The motion **passed** unanimously.

Respectfully submitted,

Janet S. Denison