

Planning Board
April 23, 2020
7:30pm

Members present: Barry Hantman, Chip Current, Janet Denison, Gail Turili

Members participating via Zoom: Dave Cogswell, Richard Atkins, Chris Smith, Jennifer Heywood, Roger Whitehouse

Others present: Carsten Springer

Barry noted this meeting was being held in conjunction with emergency ordinances passed by the state, allowing committees to conduct meetings remotely and constituting a quorum.

Richard was appointed a voting member for this meeting. Janet was thanked for her service to the Board and the town.

Barry explained the subject for this meeting is the lot on the corner of Main and Olde Road. This has a previously approved plan but the owner is hoping to make a new entrance off of Main Street rather than use the Olde Road access. Proposed plans had been sent to members previously.

Carsten Springer stated he's acting on behalf of the owner and provided paperwork for the file. He explained there are two curb cuts on Olde Road but only one is being used. The Board had requested that the owner do something to improve the corner of Olde and Main but it was thought the state owned it.

Carsten explained the owner has proposed to the state a plan to have traffic enter and exit the property from Main Street. An alternative was to come off of the corner of those two roads. The state told them they don't own the corner of those two roads. It was previously believed the state had ownership or at least a right-of-way on the corner. After checking deeds, it was discovered that the deed refers to an area closer to the traffic light on Routes 111 and 111A.

The new access is being proposed as presented in the plan. The idea of wide turns off 111A is not ideal. The new proposal will eliminate those wide turns on the road and allow vehicles to enter the property safely. Those present reviewed the plans and what would be paved.

Barry asked about what would be paved and what will remain as gravel. Carsten clarified the areas that are intended to be paved and emphasized that this would be an improvement over the approved plan. It is not believed this will take away any parking spaces, but this can be reviewed to ensure the number of spaces is sufficient.

Barry also asked about the neighbors across the road, lot 4-184, who had concerns about the noise. The suggestion was to have a tree buffer to mitigate the noise from the trucks. Carsten said the entrance from Route 111A will eliminate the traffic directly in front of the house. Barry asked if the property owner can offer to plant a tree barrier on the neighbor's property. This will visually block the beginning of Olde Road and help cut down on the noise.

Carsten pointed out a storm drain that has not been moved but has been paved around over the years. He spoke with the fire chief about this and new drainage calculations have been done. Carsten said the new calculations don't show much difference when reworking the storm drain.

Carsten said the easement that was thought to be fixed to one location is only called out in dimensions. Since it is not fixed to a specific point, it can be moved and still meet the requirements in the deed.

Richard asked where the existing entrance is to the property. This was pointed out on the plans in relation to the proposed building. It will be determined later if this new proposal will require a full or minor review. No application has been submitted yet.

Carsten clarified that the outstanding items from this meeting include:

1. describing what form of connection will be proposed for the new section and the previously approved section
2. can a vegetative buffer be provided for the abutter
3. is this a minor or full review
4. new drainage calculations should be reviewed

The Board discussed whether this is a minor or full review. The issue of amount of green space to be disturbed will determine this. Abutters will need to be notified whether it is minor or full review.

Carsten mentioned this has been reviewed by the fire chief and road agent who have said they are in favor of this. The Board will need letters stating this when the application is reviewed formally. Carsten said the state prefers the entrance to be only

off of Olde Road, but the large trucks need a decent turning radius. The interests of the town are important.

Procedures for the next meeting were discussed. Plans will need to be submitted prior to the next meeting so it can be sent electronically to the Board members who may be attending online.

Barry said it may be preferable to have someone attend the meeting in person to present the plan. The state has waived the timeframe for acting on an application although the Board prefers to act in a considerate manner.

Carsten asked about an approval granted years ago for a property off Sandown Road. This included a right-of-way 100' wide at the end of Macintosh Road. Carsten said he thought he would need to start with the Selectmen for permission to access a road that has not been used in a while. Chip and Barry said this is correct.

Chip made and Roger seconded a **motion to approve the March 26, 2020 minutes as written**. David and Chris abstained. The motion **passed**.

There are proposed amendments to the Site Plan and Subdivision Regulations. It is preferred that these be reviewed when the Board can meet in person.

There is currently nothing on the agenda for the next meeting. If nothing comes in, the meeting may be cancelled.

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

Respectfully,

Janet S. Denison