

Planning Board  
February 10, 2022  
7:30pm

Members present: Chip Current, Steve Woitkun, Chris Smith, Charles Underhill, Roger Whitehouse

Others present: Gail Turilli, Randy Clark, Wayne Clark

The minutes from 1/27/2022 were reviewed. Chip stated that he had one correction on line 10 to add the word “zoning” before “Warrant Articles will not be discussed”. No other changes. Charles **made** and Chris 2<sup>nd</sup> a **motion to accept the minutes as amended**. All in favor, **motion carries**, with Roger abstaining.

**Correspondence:**

The Heritage Commission will be attending the next Planning Board meeting to discuss updates to the Heritage section of the Master Plan. A public hearing will take place at a later date.

**Preliminary Discussion for 12 Olde Road:**

Randy and Wayne Clark addressed the board. Wayne is the owner of NextGen Precision CNC machine shop located in Newton, NH. He has outgrown the space and needs to get into a bigger building. They met with Jim Macomber at 12 Olde Road and would like to lease 2880 sq ft. They are interested in how the process takes and if it is achievable. Wayne is looking to get into the building the day after Mr. Macomber obtains his occupancy permit. A sketch of the plan was presented to the board showing 2 bays with 5 machines on a print.

Chip noted that Mr. Macomber came to the Planning Board for a heavy equipment repair facility which is not what this plan shows. Any change of use requires at least a minor site plan review by the Planning Board as per the town ordinance. The process is outlined in the site plan review documents on the town website. The board wants to make sure they understand the rules that are applied to Mr. Macomber’s site as approved now and they would still have to abide by those. Make sure no site changes would be required based on the new use that would also be used in the building. They will need something from Mr. Macomber to say that they can speak on his behalf as he is the owner of the property. Technically, he would probably be the one that has to go through this process but, may not want to take on the burden of that. Anything that’s agreed to this body is binding on him. Plans may not need to be required beyond what was brought in tonight. Minor reviews are much simpler, but still necessary. The board may require some changes. This project is all inside and there are no hazardous materials involved. The fire chief is also on this board and would be looking at public safety, etc. as this is what the review process is for. The board will need to make sure there’s nothing that is going to damage the town, abutters, or property causing an undo burden on our public safety infrastructure or town infrastructure. There will be material deliveries and Wayne stated those normally come in on flatbeds.

Charles noted that given recent issues that have come before the Planning board, he questioned how the property is currently zoned. Chip Stated it is zoned as Commercial, Light Industrial and this use fits in that zone. Charles mentioned understanding of the difference of the nature of the business and what that does to the traffic pattern and noise during the day. If just swapping out large trucks, the traffic patterns would be significantly reduced. He also questioned high or low noise machines. Wayne stated the machines cannot be heard outside the unit. The loudest machine would be a light home air compressor that would kick on once an hour for five minutes. Randy and Wayne noted that one or two boxes of material get delivered about once a week and come in on flatbed trucks as far as truck traffic is concerned. Charles stated that it sounds like the traffic through there is mitigated somewhat, the nature of the business is quiet and won't create too much of an issue with the neighbors. Randy stated the normal for the whole complex would be Fed-Ex and UPS coming in more than trucks coming in. He also brings in material on a trailer which is much quieter. Wayne is planning on putting the air compressor in the back corner of the building just away from any other tenants on that side. It is a 5 horse compressor and the doors will be closed. This operation uses very little air. Chip questioned the interior wall on the plan. Wayne noted that Mr. Macomber is now building the interior wall. Chip noted that when Mr. Macomber came in to the Planning Board, there were no interior walls and wants to make sure the sprinkler system is not compromised. Wayne mentioned that the sprinkler system goes through the entire building and believes that Mr. Macomber is waiting to put that in the ground for occupancy permit.

Charles asked if there are 7-10 employees. Wayne stated that right now it's just him and occasionally his father. Machines are set to run and do not require attendants. Running covid medical parts right now and auto power off. Some of the machines have fire suppression systems in them. Chip stated that he believes the hours of operation on Mr. Macomber's plan are 7am to 7pm. Wayne noted he was told that he had unrestricted hours. Chip stated that the zone is unrestricted but, the hours of operation are noted on the plan and he will need to look at those. If the hours of operation are to be expanded, a discussion is needed. If Mr. Macomber is coming in for a minor amendment to the site plan, this could be a part of that but, they will need to abide by the rules until they are changed. Charles questioned if coming in for a minor site plan review, would abutter's need to be notified. Chip stated yes. The site plan can be found on the town website and feels this would be a minor site plan review. This would require a notice to all abutters, notice in the paper and an overview of what they are planning to do. This particular piece of property has had interest from the neighbors. The fee schedule associated with the site plan review application are also in there. Chip doesn't feel this would need to be sent to the town engineer. It would depend on exactly what they are asking for. The design standards section explains what would need to be shown if doing a full plan but, not necessary for a minor review.

Charles suggested if within the next 1-3 years, looking for an expansion to possibly having a 2<sup>nd</sup> shift, maybe request this once rather than repeat the fee process and notification. Chris also suggested that because of neighbors being close by who have been vocal, consider a rotary screw tech compressor. Wayne stated if needed, he would invest in that. Chip stated that this board decides what is and what is not allowed and will take input from the town. Randy mentioned that the office and bathroom were already on Mr. Macomber's permits. This is not something that was added. Chip noted if it is already existing, there would be no issues. Wayne stated the

the way the units were originally designed that he wants, Mr. Macomber was going to take and rent out the others. They were designed with bathrooms and offices for 3 units.

Chip explained the process and how long it may take but, doesn't think it will be contingent on occupancy permit as that is required regardless. Where this is a minor site plan review, most likely will take 2 meetings at best. The Board may ask for some changes and may want to walk the site. Randy asked who the contact person would be for the Board. Chip stated that Gail would be the primary contact but, he would also be available if need for questions or concerns. Ten days are needed for notices to the abutters and the newspaper. Once the application is ready and a letter from Mr. Macomber is obtained, submit to the town hall to be put on the agenda. The first meeting in March would probably be the first available. Hours of operation will also need to be checked on Mr. Macomber's plans.

Chris mentioned maybe to address some of the changes with the site plan like hours of operation and usage. Chip stated yes but, it is incumbent on Mr. Macomber as this would require re-filing the plan with the registry. Steve asked if Mr. Macomber gave any indication on when he is going for his occupancy permit. Wayne stated when the ground thaws, looking at possibly May. Steve mentioned that he met with Mr. Macomber a few weeks ago for his fire alarm plans and that he was putting off the water supply and sprinkler system until the better weather. Randy stated he will be in early next week with the application to get the process started, and thanked the Board for their time.

Charles mentioned that there is no one running for the third available seat on Planning Board and asked if the Board knows of anyone interested. Chip stated that he encourages anyone who is interested, to write in on the ballot at town voting. Roger **made** and Charles 2<sup>nd</sup> a **motion to adjourn**. All in favor, **motion carries**. **Meeting adjourned at 8:00pm**

#### **Agenda for next meeting:**

1. Discussion w/Heritage Commission re: Heritage section of the Master Plan
2. Preliminary discussion requested by Paul Riley re: frontage on Johnson Road

Respectfully

Gail Turilli