

Planning Board June 13, 2013

Members Present: Barry Hantman-Chairman, Chip Current, George Manos, Chris Giordano-Selectmen's Representative, Janet Denison-clerk

Excused members: John Russo, Phil Emilio

Others present: Charlie Zilch, Brad Charters, Will Charters

Minutes

The minutes of May 23rd were reviewed and two corrections were made. Chip made and George seconded a **motion to approve the May 23, 2013 minutes as written**. The motion **passed** unanimously.

New Business

Barry reminded the Board members there will be only one meeting in June.

Chapters of the Master Plan will be updated this summer. George volunteered to update the Growth Management chapter. The RPC recently worked with the town on workforce housing and George will be able to information regarding this to assist in updating the chapter tables.

Chip informed the Board that Marion Current has been appointed the represent the USDA for Rockingham County. He stated that they are welcoming anyone interested in becoming involved.

The RPC will be contacted to ensure they know of the new commissioners chosen to represent Danville.

Correspondence

- Letter from Steve Cummings asking for an extension of the conditional approval for the 10 lot subdivision off of Heron Drive. Any new building codes will be in effect. Chris made and Chip seconded a motion to **extend the conditional approval period to July 12, 2014**. The motion **passed** unanimously.
- Letter dated June 6, 2013 from Civil Construction Management regarding the Charters Brothers application
- Letter dated June 6, 2013 from S. E. C. and Associates regarding the Hoyt gravel pit and restoration plan

Site Plan Review—Charters Brothers 27 Main Street

The abutter's list was reviewed. Charlie Zilch explained the office building is nearing completion and this application is for the site improvements. They would like to move the

site entrance about 40-50' north of its present location. The parking lot was described as outlined in the plan.

There will be an entrance to the rear of the building and there will be an area for outside storage of equipment. The site grading, plantings, and other exterior work will be discussed. Mr. Zilch said they would like to keep the potential to add to the building. There is no change to the physical structure at this time, nor is there any change proposed to the well or septic. The drainage is being designed by Steve Cummings.

Chris made and Chip seconded a **motion to accept the application**. The motion **passed** unanimously.

Mr. Zilch explained the parking lot design is restrictive due to the wetlands and setbacks. The formerly approved plan was reviewed. It was noted this plan has the parking area outside the 75' wetland buffer. There is a gravel drive to the rear of the building and within 75' of the wetland. The loading zone is outside the buffer.

They plan to meet with the Conservation Commission next week.

Chip suggested adding a snow storage area. It was noted the dumpster pad seems to be far away from the building. They have applied to the state for a new driveway permit. The largest vehicle they expect on the premises will be a large delivery truck.

The letter from Dennis Quintal was reviewed. Mr. Zilch they will comply with any outstanding items. The silt fence has already been repaired.

An illuminated sign will be on the property. It will be turned off at the end of the work day. A note will be added to the plan that the lighting and sign conform to the regulations. A culvert will be made at the entrance.

The waiver regarding the parking was discussed. Mr. Zilch said the deceleration lane will not be as big as previously proposed. The potential for build-out is also less than the previously approved plan. He said the parking cannot be in the back of the building. The criteria for granting a waiver were reviewed. After discussion, Chris made and George seconded a **motion to grant a waiver of Site Plan Regulation section 30.A.3**. The motion **passed** unanimously.

The Board discussed the waiver for the landscape buffer. The Board agreed that the vegetative buffer shown on the northern lot line can be extended. A letter from the abutter on that side was reviewed. He is amenable to the new plan. Mr. Zilch was asked to provide a detailed planting design. Chris made and George seconded a **motion to grant the waiver of Site Plan Regulation section 30.A.1 & 5, reducing the buffer on the north side of the development to 15' and pending the receipt of the landscape plan acceptable to this Board**. The motion **passed** unanimously.

It was agreed to continue the discussion at the July 11th meeting at 7:45pm.

Hoyt-Clydesdale Drive subdivision & excavation/restoration-property owned by Al Hoyt and Sons, Inc., Tax Map 4, Lot 28: final approval and excavation permitting

Plans were distributed to the Board members. Barry pointed out that final approval of the reclamation plan does not grant an excavation permit.

The Board discussed the six outstanding items and the letter from Charlie Zilch dated June 6, 2013. Chip made and Chris seconded a **motion to state that conditions 1-5 have been met**. The motion **passed** unanimously.

The Board discussed a bond in order to restore the pit to a safe topographical state. This will not entail building the pond, but removing the steep slopes, and loaming and seeding the area.

Barry discussed RSA 155:E regarding excavation. It states the permit fee cannot exceed \$50.00. Barry suggested the bond length be at least one year beyond the permit expiration date. The Planning Board grants the excavation permit which must be posted at the site. There is no template for a permit; Barry said he will work on a version for discussion at the next meeting.

Mr. Zilch expressed his frustration that Mr. Hoyt would like to continue the project but has met with some resistance. The Board agreed the pit has gotten into a state that it should not be and they want to protect the town in the off-chance something happens to the property owner.

The Board briefly discussed needed amendments to the Excavation Regulations. Barry suggested someone bring in the necessary editing so it can be properly posted and discussed. Mary Pinkham-Langer has submitted comments to be reviewed.

Other Business

The Board will meet on the second Thursday during the months of June, July, and August. The fourth Thursday meetings will convene only if necessary.

At 9:35pm Chris made and Chip seconded a **motion to adjourn**. The motion **passed** unanimously.

Respectfully submitted

Janet S. Denison

Agenda:

- July 11, 2013

- 7:30pm Correspondence and minutes
Discussion with Betsy Sanders regarding Granger fund
- 7:45pm Site Plan Review—Charter Brothers 27 Main Street
- 8:15pm Hoyt-Clydesdale Drive subdivision & excavation/restoration
property owned by Al Hoyt and Sons, Inc., Tax Map 4, Lot 28:
final approval and excavation permitting