

**Planning Board**  
**Feb. 11, 2016**  
**7:30 pm**

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

Excused Members: Haeyoon Jacobus, Chris Smith

Others Present: Charlie Zilch, Downey Shea, Brenda Whitehouse, Nima Pranjali

Minutes

Roger made and Chris G. seconded a **motion to accept the January 28, 2016 minutes as amended**. Chip abstained. The motion **passed**.

Correspondence

- From Dennis Quintal regarding the Unutil site plan review
- From Salem Planning Board regarding installation of a cell tower
- An email from TFMoran, requesting to continue the site plan review to March 10

Hoyt to Eastern Materials gravel pit

Charlie Zilch introduced himself and explained the plan is to sell the Hoyt gravel pit to Eastern Materials. Downey Shea, owner of Eastern Materials, said he plans to continue the plan as previously approved. An escrow for ongoing site inspections has been set up and the letter of credit will be obtained for the site. The letter of credit will need to be accepted by the Board of Selectmen before the present one for Mr. Hoyt is released. Mr. Shea is discussing the site with an abutter to repair a shear face and other restoration, as well as rights to travel across his property.

There were no other questions about the application. Chip made and Chris G. seconded a **motion to accept the application**. The motion **passed** unanimously.

Downey Shea signed the application and the plans were reviewed. A note will be added stating that all prior agreements are in force, whether on the plans or the meeting minutes. The name of PSNH will be changed to Eversource as well as the property owner name. There were no other questions or comments. Chip made and Chris G. seconded a **motion to grant conditional approval**. The motion **passed** unanimously.

Barry reiterated the four conditions as the following:

1. New letter of credit to be accepted by the Board of Selectmen
2. Correct the name of the utility company
3. Add a note stating the prior conditions remain in effect
4. Update the name of the owner of the site

The conditional approval is good for one year. The property will be transferred soon. When the letter of credit is accepted, they will return to the Planning Board for final approval.

### Other Business

The CIP letters will be sent to department heads soon. The 2015 Planning Board report was read. Chris made and Chip seconded a **motion to approve the report as written**. The motion **passed** unanimously. Chip made and Roger seconded a **motion to recess for a ten minutes**. The motion **passed** unanimously.

### 97 Sandown Road Lot Line Adjustment

The mylar and paper plans were provided for final approval and signing. It was agreed the three conditions for final approval were met. Chris G. made and Roger seconded a **motion grant final approval for the Sandown Road lot line adjustment and to sign the mylar**. Chip abstained. The motion **passed**.

### Preliminary discussion with Nima Pranjal

Mr. Pranjal introduced himself as the new owner of the Sunoco station and convenience store. Plans had been sent from the state for work to be done at the gas station. Mr. Pranjal stated these plans are outdated and said he will make sure correct plans are forwarded to the town. He said a pan and sump pump will be replaced to ensure leaks do not seep into the ground. He is not installing anything new at the station; he is replacing old equipment to be in compliance with state regulations.

He also explained he has plans to put in a fryolator, gas grill, and other upgrades. He plans to put in a fire suppression system also. He was asked to review section 6, items 8-19 of the site plan regulations. He said he will submit a site plan review application soon.

At 9:00pm Chip made and Roger seconded a **motion to adjourn**. The motion **passed** unanimously.

Respectfully submitted

Janet S. Denison

### Upcoming Agenda:

- February 25, 2016

7:30pm minutes and correspondence

7:40pm Site Plan application for Cotton Farms MHP, LLC. This is to remove the two existing four-unit apartment buildings located at 41 and 42 Beatrice Street, known as Tax Map and Lots CF-H and CR-J, and construct two six-unit two-story apartment buildings within the same footprints.

- March 10, 2016

7:30pm minutes and correspondence

7:40pm revised site plan review for Eversource, property off of Sandown Road, known as Tax Map and Lot 1-24. This is to construct a new pole.

8:30pm revised site plan for Corey Motors, 15 Main Street, known as Tax Map and Lot 3-168

9:00pm Minor Site Plan application: new poles for Unitil along Route 111