

Planning Board
March 24, 2016
7:30 pm

Members Present: Barry Hantman, Chip Current, Chris Smith, Chris Giordano, Jim Castine, David Cogswell

Members Excused: Roger Whitehouse

Others Present: Nick Golan, Patrick Taylor, Jake Dusling, Cynthia Kelley, Charlie Zilch

Minutes

Chris S. made and Chip seconded a **motion to accept the March 10, 2016 minutes as written**. Jim, David, Chris S. and Chip abstained. The motion **passed**.

Correspondence

- Annual spring training and conference—good way for new members to learn their role in the Planning Board.
- Letter from Unitil to Peter Loughlin, dated March 18, 2016

Other Business

The CIP is still in progress.

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

Nick Golan, senior project manager for TFMoran, Patrick Taylor-senior counsel for Unitil, and Jake Dusling, Unitil engineer, were introduced to the new members of the Board.

Barry read the letter dated March 18, 2016 from Patrick Taylor and addressed to Peter Loughlin. The Planning Board had been given a copy of the letter. Barry said that Mr. Loughlin is currently away from his office but Barry had a chance to speak with him briefly about this issue. Chris G. reviewed the referenced RSA 231:161 and said he doesn't think it applies. Barry read the RSA aloud for the audience.

Barry explained that a site plan application has been filed. This can be withdrawn or they can ask the Board to act on the application. A waiver for section 29 has been discussed but not requested by the applicant. Mr. Taylor said the letter offers their opinion that they don't need to request a waiver. There has been some discussion regarding putting the lines underground which he understands is cost-prohibitive and will impede reliability rather than enhance it.

Mr. Dusling offered a quick overview of the project for the new members. Mr. Golan said he is not looking to withdraw their application at this time. This will allow the town's legal counsel time to review the letter.

There was a short discussion about certain entities being exempt from their own rules. While this is not a good practice, it is allowed. Mr. Golan said they are not trying to circumnavigate the rules but are requesting a continuance to allow Peter Loughlin to review information.

The Board discussed a portion of the project that is not under the jurisdiction of the NHDOT. There was mention of Route 111 becoming a four lane highway at some point. Barry said that if the application is required then the waiver is probably required.

The Board discussed the conditional use permit. They have met with the Conservation Commission. The conditional use permit is granted by the Selectmen with comments requested of the Planning Board. Mr. Golan had asked for initial comments in order to expedite the process. The nine square feet of wetland impact is very small. It was agreed that the two attorneys will speak to each other about the current issues.

Chip made and Chris G. seconded a **motion to grant a continuance to May 12th**. The motion **passed** unanimously.

The Board briefly reviewed a letter dated February 10, 2016 from Dennis Quintal. Mr. Golan reported that all issues have been addressed.

Barry said the one portion of the project that bothers him personally is the piece along Main Street that is not under the jurisdiction of the NHDOT. Mr. Golan said he understands the personal opinions of the chairman and mentioned that changes have been made to the plans per the request of the Board.

Uncle Bob's storage preliminary discussion

It was explained to Cynthia Kelley that the Zoning Ordinance requires that when a business changes hands, the new owner needs to speak with the Planning Board for either a minor or full site plan review. This allows the new owner to become aware of any prior stipulations or request a change in any established practices. It was believed that this particular site will only require a minor site plan review.

Ms. Kelley said they are replacing signs. The new ones will be smaller. A sign on a tractor/trailer, which never should have been there at all, has been removed.

The prior site plan application was discussed briefly. It will be reviewed when the new site plan application is filed. Chris explained the process should be much shorter since most of the work has already been done.

Cotton Farms and Eastern Materials

The Cotton Farms and Eastern Materials applications were discussed briefly for the benefit of the new members. Both have conditional approval. Mr. Zilch explained that he believes both have met all of the conditions for final approval.

Regarding Eastern Materials: The letter of credit has been accepted by the Board of Selectmen, a misspelling has been corrected, a note has been added stating the prior conditions are still in effect, and a note been made regarding the update of the owner's name. The Alteration of Terrain application has been updated with the new owner's name. Chip made and Chris G. seconded a **motion to grant final approval for Eastern Materials**. The motion **passed** unanimously. The mylar will be recorded when the proper fees are obtained. Mr. Zilch said he'd provide a disc with the plans. Paper copies of the plans were signed by the Board members.

The Cotton Farms plan was discussed after Barry excused himself from the table and Chip took over the meeting as the acting chairman. The two conditions for approval were reviewed. This included a note regarding an inspection after the construction is complete and a letter from the Fire Chief regarding access being adequate. It was agreed that an appropriate note has been added to the plan. The letter from the Fire Chief could not be located. Mr. Zilch briefly explained this plan for the new members.

The mylar will be signed at the next meeting. Mr. Zilch was told he did not need to be in attendance. Barry explained the different documents that the new members will need to review. These are the site plan, subdivision, and excavation regulations.

An email will be sent to Peter Loughlin, asking about the RSA cited by the Unitil attorney and whether or not it means the Board has or jurisdiction.

Chris G. made and Chip seconded a **motion to adjourn**. The motion **passed** unanimously.

Respectfully submitted,

Janet Denison
Land Use/Assessing

April 14, 2016 Agenda

7:30pm Happy 22nd Anniversary to Barry

7:35pm Minutes and Correspondence

7:45pm Preliminary Discussion regarding M&L 3-59-A1

8:00pm sign Cotton Farm mylar

8:15pm review CIP