

Planning Board
May 12, 2016
7:30 pm

Members Present: Barry Hantman, Chip Current, Chris Giordano, Jim Castine, David Cogswell, Roger Whitehouse, Janet Denison-clerk

Excused Members: Chris Smith

Others Present: Nick Golon, Jake Dusling, Patrick Taylor, Tim Lavelle, Andy Carace,

Barry announced that all meetings are available on the website via livestream.

Minutes

Chris G. made and Jim seconded a **motion to accept the April 28, 2016 minutes as amended**. Roger and Chip abstained. The motion **passed**. Chip mentioned that he will accept the position of vice-chairman.

Correspondence

- Information about SB-146. It was noted that Peter Loughlin is not in favor of this. Barry noted that this bill will need to be considered closely when reviewing subdivision applications.
- Corrective plan for Map and Lot 1-45-15. Josh Manning will be asked why he recorded this plan without discussing it with the Planning Board.
- Town and City magazine, May-June edition

Unitil Site Plan

Nick Golon said he'd like to discuss three things: the applicability of the issues with a site plan review, an update of the discussion with the NHDOT and the design, and the conditional use permit. Barry mentioned that he had spoken with Peter Loughlin regarding whether or not the Planning Board can require a site plan review. Peter's response was that this Board does not have jurisdiction over the plan. Mr. Golon said they will formally withdraw the application.

Mr. Golon explained that they have received a conditional use permit from the DOT for the additional poles to be set. They are still reviewing the plans and no construction will take place until final approval is granted.

Because of discussions with this Board, they have looked at the feasibility of putting lines underground. They concluded that this is not financially feasible but an estimate can be provided to the town if the town would like to pay for this. It was agreed the residents would not be in favor of the extra expense

Reinforcing of the overhead lines will begin soon. No diagonal crossing of Route 111 will be made. They will let the fire and police departments and the Board of Selectmen know when construction will begin.

There was a discussion about conditional use permits which are issued by the Board of Selectmen with comments solicited from the Conservation Commission and the Planning Board. Chris said the property being used is under jurisdiction of the state and the town does not have jurisdiction over this permit. Mr. Golon said they were advised by their counsel to obtain a permit. The wetland disturbance is very small compared to the amount of work they are doing.

Mr. Golon read from the letter submitted with the application, dated December 29, 2015. It stated that the proposed construction is essential to the productive use of the land; design and construction methods will be used to minimize the detrimental impact to the wetland; no alternative is feasible; and an economic advantage is not the reason for the construction.

Chris stated again that the town does not have jurisdiction over this permit. Peter will be asked about this. Barry said the 6 square feet of impact is very small and has been discussed at length by this Board at other meetings. Chip made and Roger seconded a **motion to recommend to the Board of Selectmen that, if it is deemed necessary to issue a conditional use permit, that one be issued.** The motion **passed** unanimously.

Preliminary discussion with Andrew Carace

A plan was presented to the Board indicating the placement of an office and garage to be built at 225 Main Street. Tim Lavelle explained this is just a conceptual plan. Chip explained the proceedings from the prior meeting with Mr. Carace. Mr. Carace owns Pest-End Exterminators and this lot and he would like to construct this building as additional office space for his business.

Mr. Lavelle asked what the term “professional office” included. Barry said that when the Village District was discussed for inclusion in the Zoning Ordinance, this term meant doctors, accountants, etc. Feedback from the public hearing was incorporated into what was hoped to become a quaint downtown. Mr. Carace was told he does not need a denial from this Board to file an application with the ZBA.

Mr. Lavelle said the chemicals used in this business are not hazardous according to the reference made in the Zoning Ordinance. Barry said that there are two issues to look at: whether or not this is an allowed use in this zone and the design of the building that is allowed in this zone. It was explained that the building will be metal, with siding and awnings and a pitched roof. Mr. Carace said it will look more like a barn than a metal garage.

There was a discussion of the size of the building allowed on this lot. It was explained that it can't be more than 6% of the parcel, or 3% of the total area in the district.

It was the consensus of this Board that this type of business is not allowed in this district. Chris suggested looking at town owned property and doing a land swap with the town.

Other Business

There was a discussion about the Capital Improvement Plan. Chip has finished the spreadsheet except for the cost of the roads to be redone over the next three years. It was agreed that part of this cost comes from the state and this number was found in the Annual Report. These figures will be added to the spreadsheet and made ready for acceptance at the next meeting.

There was a discussion about the newest state law regarding accessory dwelling units. Barry said he will look into this further and have some proposed changes to the Zoning Ordinance.

At 8:50pm Chris G. made and David seconded a **motion to adjourn.** The motion **passed** unanimously.

Respectfully submitted,

Janet Denison
Land Use/Assessing

May 26, 2016 agenda

- 7:30pm Minutes and Correspondence
- 7:40pm Meetinghouse subdivision, Map and Lot 2-75
- 8:30pm Public Hearing for the update to the Capital Improvement Plan
- 8:45pm preliminary discussion with Charlie Zilch re: Billy's Way
- 9:15pm Preliminary discussion with Stefanie Michaud re: Uncle Bob's storage