

PLANNING BOARD MINUTES

February 8, 2010

Present:

Planning Board: Heidi Behling, Ann Leger, John Carpenter, David Landry, Roger Gagnon, Jen Corrigan (late after Drouin Hearing) Jo Carpenter - recording secretary

Applicant: Bert & Tracy Drouin, Burke York, York Land Services

Public: John Gralenski, Fire Chief Tom Hayes, Ray Lemieux, Art & Marlene Marchand, Tom Austin, - Later - Katie Stuart, Larry Ely, David Carlisle

Chairperson John Carpenter opened the meeting at 7:10 PM.

Approval of Minutes

David Landry made a motion to accept the minutes as written. This motion was seconded by Roger Gagnon and passed unanimously.

Correspondence

There was no correspondence to be reviewed.

Drouin Site Plan

Application

Burke York reviewed the application with the Board and the application checklist was filled out. Burke explained that the application proposal is to build two more mini-storage units at the site at 123 State Route 2. Burke said that no waivers have been requested.

John Carpenter notified that applicants that they must meet all state and federal guidelines that apply to this project. Burke York informed the Board that neither alteration of terrain permit nor a dredge and fill permit is required for this project.

Burke York said that he is submitting a stormwater plan, a hydrologic study and a letter from the Fire Chief on Fire Protection as part of the application.

David Landry made a motion to accept the application as complete. This motion was seconded by Heidi Behling and passed unanimously.

Public Hearing

Chairperson John Carpenter opened the public hearing on the Drouin Site Plan application at 7:18 PM.

Burke York presented the site plan proposal. Burke said that the Drouins plan to add two more mini-storage units. He said the third unit (second of this proposal) will not be two stories as preliminarily presented. He said the units will be basically the same as the first unit but will not have cupolas. He said that the terrain actually drops about ½ foot so the buildings will be hidden by the first unit.

Burke said that the stormwater plan proposes that a drainage swale be added behind the units. Water will drain to the swale and then percolate down through the gravel.

Burke said that the lights on the new buildings will be the same as on the first building and will all be motion-sensitive lights.

Burke said that the grading information is as presented on the plat. The Board asked if there was a wet area on the lot. Burke said that the back corner away from Ray Lemieux's property is wet.

Heidi Behling asked if there are more lights on the proposed buildings. Burke said the lights are alternated on the two buildings. It was determined that there are actually 2 more lights on the proposed buildings than on the first building.

John Carpenter asked if any work is planned on the back portion of the lot that would raise the grade level. Burke said there was not. He said one corner would be leveled off.

Ann Leger asked Burke to explain what a drainage swale is. Burke explained that it is an area for water to drain to and be held and then gradually drain into the soil.

Burke said that there will be off-street parking for customers and there will be no outside storage.

Ann Leger asked if the north edge will be level or slanted. Burke explained that it will be leveled down, dropping gradually.

John Carpenter asked if any additional paving is planned. Burke said that none is planned.

John Carpenter asked Fire Chief Tom Hayes if he had looked at the plan and if Fire Protection was adequate. Chief Hayes said that it is OK for now but he is worried about protection for that end of town in the future.

David Landry asked Chief Hayes if there is enough room for a fire truck to turn. Chief Hayes said he think the turning room is adequate. Burke York commented that the graded area will be kept clear of snow and that snow will be stored off this area.

Chairperson John Carpenter then asked for comments from the public.

Abutter Ray Lemieux asked if the swale elevation can be changed or if it must stay the way shown. Burke commented that there will be no fill place near Ray Lemieux's land and in fact it will be lowered in that area for better drainage.

Ray Lemieux commented that with more units there will be more traffic. He said that the road is near his property and more traffic will lead to more dust. He said that he feels the road should be paved.

Burke York commented that at the rate of speed that traffic will be traveling on this roadway that dust he does not think dust will be an issue.

Ray Lemieux commented that when now when the backhoe drives into the site and an east wind is blowing that dust gets into the house.

Marlene Marchand commented that there is not a lot of traffic in and out of the site. She said people has asked her when the facility will open. She said you never see any cars there.

The maintenance plan for drainage with that includes the proposed swale was submitted and reviewed.

The public hearing was closed at 7:40 PM.

The Board members decided that they want time to review the plans so they will deliberate at the next meeting on Monday March 8th at 7 PM.

Master Plan

Natural Resources Group

The Board met with the group that is working on the Natural Resource portion of the Master Plan. – Katie Stuart, Larry Ely and John Gralenski.

The group discussed the Conservation Commission's proposal to work on a Natural Resource Inventory for the town. This would be a tool to be used in future planning for the town. It was agreed that this would be a useful item but it is not necessary for the Master Plan development. John Carpenter commented that completion of a Natural Resources Inventory could be a goal in the Master Plan.

Larry Ely proposed that the Natural resources group go through various Master Plans and make a list/outline of what they think should be included and then meet with the Planning Board again.

Mapping

David Carlisle said that he has been working on maps for the Conservation Commission. John Carpenter said that he thought the map Dave had given the Board was a good start but that perhaps some things could be done in layers.

It was pointed out that the Natural Resource Inventory proposal that the Conservation Commission had received also called for mapping. Heidi Behling pointed out that the Selectperson are considering a mapping contract to digitize the town's tax maps. David asked who would actually own those maps if the contract is executed. Heidi said that the Selectpersons would find that out.

It was suggested that a meeting be held to just look at the maps we have and talk about what we want how we can get what we want.

John Carpenter suggested that John Cosgriff (Transportation) and Mary Jo Landry (Housing) be invited to the March meeting.

Other

There were no items under this category.

Adjourn

The meeting was adjourned at 8:50 PM.

Next Meeting

Monday March 8th at 7 PM.