

# PLANNING BOARD MINUTES

March 8, 2010

Present: John Carpenter, David Landry, Ann Leger, Roger Gagnon, Jen Corrigan, Burke York, Bert Drouin, Tracy Drouin, Ray Lemieux, Jo Carpenter - recording secretary

Chairperson John Carpenter opened the meeting at 7:05 PM.

## Approval of Minutes

David Landry made a motion to accept the minutes of 2/8/10 as written. This motion was seconded by Roger Gagnon and passed unanimously.

## Correspondence

1. Office of Energy and Planning - Spring Conference - May 8<sup>th</sup> at the Radisson Hotel in Nashua.
2. PlanNH - Call for 2010 Design Charrette applications
3. NCC - email response on use of % of a lot

## Drouin Site Plan Application - Deliberations

Chairperson John Carpenter explained that the clock on acting on this application began with the acceptance of the application as complete on 2/8/10. He explained that the Board has 90 days from that date to make a decision on this application.

John asked if Board members had reviewed the drainage plan submitted as part of the application. John said that he had reviewed it and had asked Burke York of York Land Services some questions about the detention pond, the pipe coming out of the retention area, the topography of the back of the lot and the condition of the culvert under the railroad track.

Burke York said that the culvert belongs to the railroad. John Carpenter said if the culvert is not adequate then there could be a problem with water backing up onto the Drouin & Lemieux properties. Burke said that the culvert has been adequate to support the run off from these properties and he does not feel the addition of two storage units will change that run off substantially.

The Board reviewed the drainage plan.

The Board asked where the water from the detention pond will drain. The topography of the back of the lot is not clear and elevation lines are not on the map. The Board discussed how to resolve this issue. They considered a site walk or adding the contour lines. Burke York suggested building an earthen berm along the west side of the property, skirting the wet areas and angling the pipe out of the detention pond to keep

all run off away from the Lemieux property. It was also agreed that the block wall will not be extended. The earthen berm will be loamed and seeded.

The issue of dust was discussed. It was agreed that the back of the lot (undeveloped area will be vegetated – grass will be planted).

The roads around the units were discussed. It was agreed that they will be gravel roads. If they were paved it would change the flow of the run off water. The gravel roads will slow the speed of the run off.

It was also agreed that dust will be controlled using best management practices during construction of the units.

Pictures taken by Ray Lemieux of existing condition were reviewed and entered into the record. Ray pointed out the high concrete block wall that was constructed instead of the 1 ft high dirt berm that was shown on the original plan.

A discussion ensued about changes made to an approved site plan. The said any major changes should come back to the Planning Board. Ray Lemieux questioned if the facility should have been allowed to open because the wall was not a 1ft berm. Ray said he pointed this out to Building Inspector Rav Bennett. John said the Selectpersons give the certificate of occupancy.

David Landry made a motion to approve the Drouin Site Plan application with the following conditions:

1. A two [2] foot high berm shall be built, loamed and seeded as per on Exhibit A (dated 3/8/2010 and signed by Burke York) and the final plat.
2. The outlet pipe of the retention pond as shown on the plat dated 12/14/2009 shall be slightly angled toward the center of the lot as shown on Exhibit A.
3. The undeveloped area of the lot (back area) shall be seeded consistent with the Erosion Plan dated 12/14/09 and submitted as part of this application.
4. A revised plan shall be submitted showing the wall, as built – including the height, on the east side of the lot.
5. Best management practices to control dust shall be used during construction.
6. All conditions of the November 10, 2008 Site Plan approval are made part of this approval.
7. All conditions and specifications as detailed on the Site Plan Plat as revised dated 12/14/2009 as revised 3/9/2010, the Grading Plan dated 12/14/2009 and the Erosion Plan dated 12/14/2009 must be met.

This motion was seconded by Ann Leger and passed unanimously.

The Board agreed to meet on Monday March 15<sup>th</sup> at 7:00 PM to review the approval in final form and to sign the Mylar.

**Master Plan**

This item was tabled.

**Other**

There was no business under this item.

**Adjourn**

The meeting was adjourned at 9:02 PM.