

PLANNING BOARD MEETING
November 10, 2008

Present: Heidi Behling, David Landry, John Carpenter Jen Corrigan, Steve Tasse, Ann Leger, Roy Lamphere, Burke York, Bert Drouin, Tracy Drouin, Ray Lemieux, Art Marchand, Marlene Marchand, Jo Carpenter – recording secretary

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

Minutes

Steve Tasse made a motion to accept the minutes of 8/21/08, 9/8/08 and 10/13/08 as written. This motion was seconded by Jen Corrigan and passed unanimously.

Correspondence

There was no correspondence to be reviewed.

Fair Point Communications – Waiver of Site Plan & Zoning

Roy Lamphere explained that Fair Point needs to replace the existing electronics box at the intersection of Village and Meadow Roads and build a new one on Bob and Jean Neil’s property near the railroad tracks on North Road.

Roy said that there will be 2 cabinets at the Village Road site for a while. Roy said the cabinets will set on a 9’ x 9’ pad and be smaller in size than the existing cabinet. He said both site will be landscapes and the cabinets will be screened using shrubs. Roy presented a site plan application for each site but asked for waiver of site plan and the zoning ordinance under the provisions of RSA 674:30.

Roy said that they try to choose places for this type of easement that are not usable by the landowner.

John Carpenter made a motion to accept Fair Point Communications application for site plan review for two communications boxes as complete and grant the request for waiver of site plan review. The motion was passed with 5 yes votes and 1 abstention (Ann Leger arrived late and missed the presentation)

Roy Lamphere requested a copy of the minutes.

Drouin Site Plan Application and public hearing – Mini-storage Facility

John Carpenter announced that the Zoning Board of Adjustment has granted a special exception for the proposed project. The project has been judged to be appropriate for the lot.

Drouin Site Plan Application

John Carpenter asked Burke York if there were any changes to the application. Burke said that there are no changes to the application itself but they do have a new plat which shows the gated access. The stonewall will abut the gate.

Burke said that there will be two gates – one to enter and one to exit. People who rent units will be given a card to enter and exit with so the Drouins can monitor who is coming and going. Burke said that the Fire Department will also be issued a card for the gate.

NH DOT has allowed the turning radius to be limited to 40 ft and so the driveway has been moved west to smooth out traffic. A new driveway permit is in the process of being issued. Burke said that he has the number of the final permit but he does not actually have the final permit. Burke said that all permits are now issued from Concord.

John Carpenter asked if the building has been moved back. Burke said that it has not been moved.

John Carpenter asked if any paving is planned. Burke said only what is required by NH DOT – the apron of the driveway.

David Landry asked if there is a plan to limit access to the back of the lot. David said he understands that there needs to be room to pile snow from winter plowing. Burke said that he thought the gate would solve that problem but the Drouins are willing to also put a line of boulders to limit access to the back of the lot.

David Landry made a motion to accept the Drouin's site plan application for a mini-storage facility on the lot denoted as Map 2 Lot 8A. This motion was seconded by Jen Corrigan and passed unanimously.

Ann Leger made a motion to enter the Zoning Board of Adjustment minutes of 10/2/08 and the Zoning Board of Adjustment approval into the Planning Board minutes of 11/10/08. This motion was seconded by Steve Tasse and passed unanimously.

Drouin Site Plan Public Hearing

Chairperson John Carpenter opened the public hearing at 7:46 PM.

Burke York made a short presentation on the proposed project.

Ray Lemieux asked where snow will be dumped.

Burke explained that a drainage plan has been done for the lot. He explained that a stone-lined ditch will be installed. He said it will pick up water from the front of the lot and move it to the back of the lot where it will be absorbed. There will also be a 1 ft. high berm along the west side of the lot extending back to Ray Lemieux's porch. This will help water flow as a sheet to the back of the lot. It was suggested that this berm be extended back further.

The snow storage area was sketched on the new plat. Boulders will be placed behind this area to limit access to the back of the lot.

The location of the building was discussed. Burke said that with the new gates the Drouins feel the position of the building works very well. He said the whole plan would have to be done if the building was moved.

John Carpenter asked about proposed lights. He said he noted in the Zoning Board minutes that the lights would be left on from dusk to dawn. John asked if motion lights would be an option instead of the lights being left on all night. Bert said that motion lights would not be a problem. He said that there are 3 lights along the front and the back of the building and one on each end. He said that all lights will be pointed down.

John Carpenter asked about utility installation. Burke said that they will be installed underground and the box will be located in the office. There will be power in the office but not in the rental units.

John Carpenter said he wants everyone to be aware that the zoning change applies to the entire lot. Prior approvals are voided by this site plan so this means the vehicles, equipment, etc. now stored on the lot must be taken off the lot.

John said if further units are to be built they must go through site plan.

Heidi Behling questioned if the proposed vegetative buffer meets what the Zoning Board of Adjustment wants. Ray Lemieux asked why the trees are not taller.

Marlene Marchand commented that the Drouins have listened and worked hard to meet the concerns presented at the various meetings.

Burke York reminded the Planning Board that the architectural plans presented at the August meeting remain part of the proposed project. There has been no change in the building design.

John Carpenter announced that he is extending the public hearing until next Monday evening.

Burke York questioned the reasoning behind this extension. He said that there have been minor changes and the Board could give a conditional approval and not wait until next week.

John Carpenter said that he wants to see a plan that reflects the changes made through discussion this evening and he would like to have the trees and the spacing of the trees worked out before approval.

John Carpenter recessed the Public Hearing until 7:00 PM on November 17th.

2009 Planning Board Budget

The Board discussed the budget proposed at the October 13th work session. John Carpenter said after further thought he does not think that this is the year to ask for an additional \$2,000. He said that he thinks the \$2,000 we already have should be moved to a capital reserve fund but that is it. He said that he also feels holding the budget at \$3,000 will cover what is needed. David Landry said that he agrees that the Board should not ask for any additional money.

Heidi Behling made a motion to approve the budget as discussed tonight. This motion was seconded by Ann Leger and passed unanimously.

Master Plan Questionnaire

The questionnaire - #16 was edited again. There was discussion on whether or not the questions were too complicated. After tonight's work it was decided that Jen will send this draft to Jo and she will distribute it to the Selectpersons, Conservation Commission, Historic Commission and the Zoning Board of Adjustment chairpersons for comments.

Other

There were no items under this.

Adjourn

The meeting was adjourned at 9:30 PM.