

PLANNING BOARD MEETING

July 14, 2008

Present: John Carpenter, Ray Halle, Heidi Behling, David Landry, Jen Corrigan, Steve Tasse, Ann Leger, David Carlisle, Jerilyn Rogers, Mark Homes, Burke York, Tracy Drouin, Bert Drouin, Jo Carpenter

Chairperson John Carpenter opened the meeting at 7:03 PM.

Minutes

Jen Corrigan made a motion to accept the minutes of 6/9/08 as written. This motion was seconded by Heidi Behling and passed unanimously.

Correspondence

1. NH Division of Historical Resources – NEPA review for SBA cell tower – “No Adverse Effect”
2. Pages of Zoning changed by March vote were distributed. Jen Corrigan pointed out a spelling error and asked if the sentence “If it is not listed then it is not permitted be added at the bottom of page 3. The Board agreed Jo will correct and hand out at next meeting.

David Carlisle – Stolte/Rogers Boundary Line Adjustment

The Board reviewed a request from the applicant for 5 waivers as follows:

- Proposed foliage lines
- Delineation of slopes greater than 20% and rock or ledge outcrops
- Soil and wet lands delineation
- Providing existing & proposed topographic contours
- Locating of test pits and results

Heidi Behling made a motion to grant the 5 waivers requested. This motion was seconded by Jen Corrigan and passed unanimously.

The application was reviewed by the Board. It was noted that the Board had made 3 requests during the preliminary meeting. The requests were that the new lot has at least 200 feet of road frontage and that it be at least 1 acre in size. These conditions would make it a conforming lot. The third condition was that if there was going to be a right of way to the Stolte lot east of the Rogers lot that it must be at least 50 ft. wide. Dave explained that the Rogers lot was reconfigured and this is no longer an issue.

Steve Tasse made a motion to accept the Stolte/Rogers application for a boundary line adjustment as complete. This motion was seconded by David Landry and passed unanimously.

Chairperson John Carpenter opened the Public Hearing on the Stolte/Rogers Application for a boundary line adjustment at 7:20 PM.

There were no comments made by members of the public.

The hearing was closed at 7:21 PM.

Ann Leger made a motion to approve the Stolte/Rogers Boundary line Adjustment as presented. This motion was seconded by Steve Tassey and passed unanimously.

The Board signed the plans and the Mylar.

Burke York – Preliminary Meeting – Drouin Site Plan – Mini-storage Facility

Burke presented the Board with a preliminary plat for their review.

John Carpenter told Burke York and the Drouins that the Board wants to see a complete application so that what is sent to the Zoning Board of Adjustment when they file for their special exception will not be changed by the Planning Board during the site review process

Ann Leger asked if there were any plans for the back of the lot. Burke said that snow will be piled there in the winter but other than that there are no plans at this time.

John Carpenter asked why only one building is being shown. Burke said that they plan to build the facility in phases and would like to start with one building. There was a lot of discussion on the density of the buildings. It was noted that the Zoning Ordinance allows for the facility to use only 50% of the lot and this layout does meet this but the buildings seem too close together to allow easy access to them.

David Landry asked if 24 hour access is planned Bert was not sure about this. He did mention late night access and the possibility of a gate John Carpenter suggested that hours of operation should be part of the business plan submitted to the Board.

John Carpenter question if the orientation of the buildings as shown on the plat is the best for that lot. Burke and the Drouins feel that it is. John Carpenter asked if there will access all the way around the buildings. Burke said yes there will be. Some Board members felt that the road and corners on the east side of the lot are not wide enough for two vehicle or emergency vehicles.

Ann Leger asked if there is a road on the east side of the property. Burke said that there is. Ann suggested that a berm or more vegetation be added on that side. Ann also questioned how the noise from customers and the roadways might affect neighboring properties.

Jen asked if this might devalue neighboring residential property. Bert suggested that neighboring residential property might devalue his commercial property.

John Carpenter said the Board needs a plan of the buildings. He reminded Burke that the buildings must meet the criteria spelled out in the definition. John said that the Board wants to know the proposed color scheme. John also noted that per the definition, no outside storage is allowed.

John said the plan also must be reviewed by the Fire Chief prior to being submitted.

Storage of hazardous wastes was discussed. Hazardous wastes are defined as medical wastes, explosives, etc. Burke said that hazardous waste will not be allowed.

The site plan checklist was reviewed.

Burke questioned if a drainage plan was necessary. The Board felt it was because of the neighbors and the slope of the land. The Board needs to be assured that the run off is not draining onto the neighbors' land or forming a pond.

Burke said that the roads around the facilities will not be paved.

The storage units will be big enough to hold a car or a boat. Burke said the interior walls will be moveable so different size areas can be offered.

Refuse should not be a problem. There will not be any dumpsters and the owners will police the property.

John said that the Board does need to see a utility and lighting plan. Burke said that there will be no electricity in the units.

John Carpenter asked what the timeline for building would be. The Drouins said that they would like to begin this fall.

John Carpenter again stressed that he needs a reasonably complete application to come before the Planning Board and then they will be referred to the Zoning Board for a special exception.

Burke said that they will plan to have the completed application ready for the next meeting. John told Burke that they may need to reschedule the August meeting. John said that he should check with Jo to confirm the date.

Election of Vice Chairperson

Heidi Behling nominated David Landry as Vice Chairperson. This motion was seconded by Ann Leger and passed unanimously

Master Plan Questionnaire

The Board discussed their opinions on the two questionnaire distributed in June. People liked the presentation (layout) of the Weare questionnaire but agreed there are some good questions in the Lyme questionnaire. Heidi and Ann volunteered to work on some questions and Jen will computerize and adapt the Weare questionnaire for Shelburne.

Heidi said that she thinks that the Board really needs to meet with the Conservation Commission. John Carpenter said that he would like to wait until a draft of the questionnaire is ready.

Next Meeting

Due to vacation scheduled the Board agreed to move the August meeting to Thursday August 21st at 7:00 PM.

Other

1. Cable Installation Recommendations

John handed out recommendations on how cable can be installed. Heidi explained that the Selectpersons have had inquiries about whether it must underground. John and Ray volunteered to look at this question in light of the Zoning Ordinance. Ray will meet with the Selectpersons to discuss these recommendations. After discussion the Board agreed with the recommendations.

2. Adobe Upgrade

Jo reported that the cost to upgrade Adobe for the website will be about \$159 and the Selectpersons have agreed to pay half. Bu consensus the Planning Board agreed to pay for half also.

3. Board Size

It was suggested that perhaps the Planning Board should consider returning to a 5 member Board but adding 2 alternates. This will be discussed further as we approach town meeting.

4. Planning Board Meetings

David Landry said that he would like to see the Board use the big room when we have public and applicant's present. He said that he likes to see the people and it is not professional to have people behind the Board.

5. Over Building

Steve said he liked the phased approach presented by the Drouins in their preliminary meeting. He said that he feels that the Board should not let people overbuild and then have empty buildings sitting there.

Adjourn

The meeting was adjourned at 9:07 PM.