

# PLANNING BOARD MEETING

## August 21, 2008

Present: John Carpenter, Heidi Behling Steve Tasse, Jen Corrigan, David Landry, Jo Carpenter – Secretary, Art York, Bert Drouin, Tracey Drouin, Art Marchand, Marlene Marchand, Ray Lemieux, Claude Pigeon

Chairman John Carpenter opened the meeting at 7:18 PM.

### Minutes

Steve Tasse made a motion to accept the minutes as amended – various typos. This motion was seconded by John Carpenter and passed unanimously.

### Correspondence

1. Office of Energy and Planning – NH Fall Planning & Zoning Conference – Saturday 10/25/08 at Loon Mountain
2. North Country Council – Workshop on NH Comprehensive Shoreland Protection Act – 9/10/08 at Whitefield Industrial Park

### Art York – Drouin Site Plan Application – Mini-storage Facility

Art York presented the Site Plan Application. He said that the Drouins are now proposing just one building. It will contain an office and 28 storage units. If they decide they want more buildings they will apply for them at a later date. They have decided to see if this one building fills up.

John used the subdivision checklist to review the site plan application. He said the requirements are very close to site plan.

Claude Pigeon presented a rendering of the proposed site. He said that the Drouins want to make the project visibly pleasing and to have it fit in with the character of the town.

Heidi Behling asked if the berm on the west side of the lot is already in place. Bert Drouin said that it is in place and Mrs. Lemieux has planted some nice trees there also.

John Carpenter noted that the septic systems on the surrounding lots are not shown but the wells are. Art York said he does not believe the septic systems are required to be shown.

Art York presented the Board with a letter from Fire Chief Tom Hayes stated that he had reviewed the plan and there was adequate space for fire equipment to enter and exit the property.

Claude Pigeon made an architectural presentation noting the cupolas on the building, the use of muted colors, an attractive proposed sign and the proposed landscaping.

John Carpenter questioned the roof pitch of the proposed building. The building plans were reviewed and the pitch was confirmed as being 4" in 12" as required. The height of the building is about 15'

Jen Corrigan made a motion that the Drouin Site Plan application for a min-storage facility will be deemed complete & will be accepted upon receiving a special exception from the Zoning Board of Adjustment. This motion was seconded by Steve Tassej and passed unanimously.

John Carpenter explained to the Drouins what the process for moving forward is. The Drouins asked if they need to bring an attorney to the ZBA hearing. John Carpenter said that is entirely up to them.

Ray Lemieux asked if the driveway location would be changed. Bert Drouin said it would not but he said he will have to redo the permit because it is strictly for a business.

Steve Tassej commented that he feels the whole project should not occupy more than 50% of the lot. He said he includes the roads around the building as part of the project.

### **Master Plan Questionnaire**

Jen Corrigan had taken the Weare questionnaire and put into PDF format and she had also adapted it to Shelburne. She said she also compared the Weare questions with the questions on the Lyme questionnaire and included those from Lyme that were not already included in the Wear questionnaire. The Board reviewed the questionnaire and made some changes. The Board also felt that the font needed to be larger.

Jen will send out the revised questionnaire and the Board will be ready to work on it further at the next meeting.

### **Adjourn**

The meeting was adjourned at 9:18 PM.