

GOFFSTOWN PLANNING BOARD
MINUTES TO MEETING OF MARCH 10, 2016

In attendance were Phil D'Avanza—Vice Chairman, Jim Raymond, Michael Conlon (at 7:10 pm), Kimberly Peace, and Mark Lemay—Selectmen's Representative. Also in attendance were Jon O'Rourke—Planning & Zoning Administrator, Patty Gale—Planning Assistant, Darrell Halen—GTV Audio/Video Technician, Eric Gustafson—Engineering Technician, and Gail Labrecque—Recording Secretary.

Phil D'Avanza called the meeting to order at 7:03 pm. He asked the Board to introduce themselves.

MINUTES—meeting of February 24, 2016

Kimberly Peace made a motion to change where she said "pain in the butt" to "challenge." Jim Raymond seconded the motion. VOTE: 4-0-0. All in favor. Motion carries.

Kimberly Peace made a motion to approve the minutes to the Planning Board meeting of February 24, 2016 as amended. Mark Lemay seconded the motion. VOTE: 3-0-1. Jim Raymond abstained. Motion carries.

NEW BUSINESS:

Map 26 Lot 10A & 12, Completeness Review/Site Plan Review Hearing for a proposal to add an additional parking and display area for KRG Motorsport, an auto sales and service business, onto the adjacent vacant lot 12, as well as to delineate the existing display area and customer parking area on Lot 10A. There are no new buildings being proposed and the business currently is located on Lot 10A. Richard Georgantas & Kevin Georgantas, Owners, 239 Mast Road (KRG Motorsport) & 243 Mast Road, Map 26, Lots 10A & 12, Zoned: Commercial Industrial Flex Zone (CIFZ) & Agricultural

Jim Raymond disclosed that his family purchases cars from KRG and has their vehicles serviced there. He doesn't feel the need to recuse himself.

Jon O'Rourke said the plans are a revised set and the application is complete. There are waivers requested, but they should be able to be addressed tonight.

Jim Raymond made a motion to find the application is complete and has no regional impact. Michael Conlon seconded the motion. VOTE: 5-0-0. All in favor. Motion carries.

Matt Peterson presented for the applicant. Sheet 1 shows the existing conditions plan. A waiver we are asking for is for complete boundary information. Mike Dahlberg had done this about 15 years ago on the complete site. We used that, the GIS, and --- to ----. We are asking for waiver for the boundary for Old Henry Bridge and Henry Bridge Road. Fill has been brought in. We needed to design our drainage system according and that is what we did. Sheet 2 of 6 shows what we want to do on site. He's been a customer here about 15 years and knows how the parking lot works. They want to clean it up. They want to add pavement and infrastructure to go with it. We've shown display areas and customer parking, as well as circulation and landscaping. The second waiver is the requirement of two street trees. We are asking to come

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in with something identical to Eastpoint Rentals—a split rail fence with vegetation along that. We believe this will be more expensive but keeps with the feel of the Rails to Trails. On page 3 of 6 outlines our drainage design. We've worked with Meghan Theriault over the last several months to come up with what makes the most sense. We will pick it up in a swale and it will have a detention pond that is basically plants with mulch at the bottom. We designed to DOT standards even though we are not AOT. Site specific soil mapping is another item we are requesting a waiver to. The last waiver request is for a sidewalk. We just did the whole rail to trails thing and it doesn't make sense.

Phil D'Avanza asked the first waiver request.

Matt Peterson said it is Section 4-C-7 in the Development Regulations regarding boundaries.

Michael Conlon said asked about the removal of pavement.

Matt Peter said the DOT said it is requires a note that says the applicant is responsible for removal of pavement to the extent DOT requests it be removed.

Richard Georgantas said the KRG lot was an existing building with paved lot and was determined it was grandfathered. It was that when he bought it. If DOT request they be removed he understands he has to move it.

Matt Peterson said the DOT took the right-of-way after it was paved.

Eric Gustafson, from DPW, said earlier today they talked to DOT. Part of that is they require them to saw cut.

Matt Peterson said they submitted to DOT and have to have a permit from them. They have to do what they ask.

Jim Raymond said there is a memo from Meghan Theriault.

Phil D'Avanza said there was a response from Keach Nordstrom to Meghan. He wants to make sure we're all talking about the same thing.

Jim Raymond said Meghan Theriault does raise a number of issues, none of which are fatal, but need to be addressed.

Matt Peterson said he didn't want to come with revised plans today so he brought the old set with him and he highlighted the changes. He showed them on his set. On the site plan they

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added the DOT note, the shrubs, and the revision of the detention pond. The grading plan is the change of the pond and the 18 inch culvert. We are putting in a bio-retention pond, which she's not see yet. He added the split rail fence on the detail sheet. This is Meghan Theriault's second review.

Eric Gustafson said if these conditions in the email of March 10 are met, it is all set.

Jim Raymond asked if they need to come back to us or checklist items to confirm.

Jon O'Rourke said he thinks Meghan Theriault would have a punch list to review before signing off on it.

Matt Peterson said she hadn't seen a bio retention pond and thought the plans would be under water. She required a signed operation and maintenance plan.

Jim Raymond asked if we have a standard agreement available. Would Meghan work that out with the applicant?

Richard Georgantas said the swale isn't big enough. It was an emergency swale he put in when he had a problem. He made a detention area where this one is going. We're not done yet and we agree with it.

Jim Raymond said there is a letter from Keach Nordstrom dated March 9th. That is what generated Meghan Theriault's comments of March 10th.

Eric Gustafson said if they meet these conditions Meghan Theriault will have no issues.

Jon O'Rourke said that is his understanding as well.

Michael Conlon asked about the paint cans.

Richard Georgantas said a painter dumped his cans there. The police never followed up to see who might have ordered these paints. The shed is down already. It will all be cleaned up.

Kimberly Peace asked about bullet #4 about the stabilization.

Matt Peterson said it is on page 3 of 6.

Eric Gustafson said it is further down on Henry Bridge Road. Previously some washout happened. It is maintaining that throughout the project.

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Richard Georgantas said it's all been resolved. We put in all that Meghan Theriault asked for. That area hasn't had a problem since.

Matt Peterson said it's a very defined area that was blown out.

Richard Georgantas said it's been seeded and he jute matted it. It's been stabilized.

Eric Gustafson said it's more of making sure in the future. There are other unstabilized areas and it's just making sure it doesn't blow out any of those areas.

Matt Peterson said that is covered in the maintenance agreement.

Richard Georgantas said where this drainage is proposed is a gradual slope that goes down and around.

Jim Raymond said he was looking at the conditions of approval on page 8 of their packet. We don't see a lighting plan or curb stops.

Jon O'Rourke said they basically accomplished that by putting in the split rail fence.

Matt Peterson said we aren't proposing any lighting.

Michael Conlon asked if there will be more signage.

Richard Georgantas said he is not adding additional lighting or signage. There are no utilities. There will be no new buildings. There is no increase in employees. There is nothing other than more breathing room. He's getting ready to retire, not jump in deeper.

Phil D'Avanza said the Conservation Commission is scheduled to hear this application on March 23rd.

Kimberly Peace said she doesn't see that it would have any resources to comment on.

Matt Peterson said there was a site walk. He has a letter from Cindy who said there are no wetlands on the site.

Kimberly Peace said we typically do it just as part of the procedure.

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Patty Gale said she did scan the plan and sent it to the Conservation Commission. They didn't have enough on their agenda, which is why they cancelled their meeting. They each saw the plan before they decided to cancel their meeting.

Jim Raymond said if we move forward we can put it in our findings that there are no conservation resources impacted by this plan.

Phil D'Avanza said the only other things to address are the requested waivers. It looks like there are five.

Jon O'Rourke said on sheet 2 it talks of the actual waivers.

Matt Peterson said he doesn't believe a waiver is needed for the outdoor lighting. It's not applicable. The waivers are for the boundary information, which is Development Regulations Section 4-C-7. We have a waiver request for Site Specific Soil Mapping, which is Section 6-L. We have a waiver request for sidewalks, which is Appendix A, Section 9-B. And we have a waiver request for the street trees, which is section F-2-2-d.

Phil D'Avanza said this request was only toward the old Henry Bridge Road.

Matt Peterson said it is for the old Henry Bridge Road and Henry Bridge Road at the bottom. Richard Georgantas said the Rails to Trails construction crew ran it over with their trucks. It will be reset.

Phil D'Avanza said all the work is toward the front of the lot anyway.

Jim Raymond said we would have to find strict application of these regulations would cause practical difficulty, and that such a waiver will not affect the purpose and intent of these regulations.

Phil D'Avanza said there is a note about a marker that was disturbed.

Richard Georgantas said it has been disturbed, replaced, and disturbed again. The Rails to Trails construction crew ran it over with their truck. It is there. It will be reset.

Mark Lemay said it should be the responsibility of the construction crew.

Jim Raymond said if we were going to make a motion to approve, it would include the items on page 8 from staff as well as Meghan Theriault's additional conditions. We can have the minutes

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reflect that the applicant has represented there will be no additional lighting or signage. If there is he will have to comply with regulations.

Phil D'Avanza opened the public hearing. There was no comment from the public and the public hearing was closed hearing.

Jim Raymond made a motion to approve the four waivers requested:

- 1. From Development Regulations Section 4-C-7, boundary information;**
- 2. From Development Regulations Section 6-L, for Site Specific Soil Mapping;**
- 3. From Development Regulations Appendix A, Section 9-B for sidewalks;**
- 4. From Development Regulations Section F-2-2-D, for street trees.**

making a finding there are no wetlands or aspects of this development that normally would be of interest to the Conservation Commission; the applicant has represented there is no intent for additional lighting or signage; the applicant has made representations as to why the waiver requests are appropriate, and finding that strict application would cause practical difficulty, and the waiver will not affect the purpose and intent of these regulations as required by Section 8-E of the Development Regulations. Michael Conlon seconded the motion. VOTE: 5-0-0. All in favor.

Michael Conlon asked if we should include about the paint cans and the shed materials, as well as the DOT comments.

Jim Raymond made a motion to approve the site plan with the following conditions:

Conditions precedent to final approval:

- 1. Note on plan the Board's final written decision, including any waivers, conditional use permits, and outstanding conditions of approval, or conditions subsequent, as required by Chapter 266 (SB 189).**
- 2. Appropriate professional stamps and signatures.**
- 3. Certification of bounds.**
- 4. Provision of digital files, AutoCAD submission on North American Datum of 1983 (NAD 83) and North American Vertical Datum of 1988 (NAVD 1988).**
- 5. Drainage maintenance agreement for bio-retention area.**
- 11. Detail for lighting shall be shown on the plan. All new lighting shall conform to Standards in Section 8.3 of the Zoning Ordinance.**
- 12. If applicant wishes not to do curb stops, an alternative way of demarcating on the ground will be required in accordance with Sections 7.1.2 and 7.1.4 of the Zoning Ordinance.**
- 13. Removal of paint cans and shed materials as addressed.**
- 14. Any conditions imposed by DOT for a driveway permit.**
- 15. Extend stabilized construction entrance to include full width of driveway.**
- 16. Submit NHDES BMP Sheet for Bioretention Pond.**
- 17. Have licensed surveyor install granite property bound in southeast corner near Mast Road (was disturbed when filling on property occurred last year.)**

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18. Permanent stabilization (jute matting or rip rap) should be proposed and installed for the existing washout area on the hill which connects with Henry Bridge Road. DPW has concern that the water from the proposed level spreader will flow to this unstabilized area based on the existing grades of the wooded slope. Stone check dams were added in recent months to help with washouts but that was done in a temporary manner and the area should be permanently stabilized during construction of the upper section.
19. Submit a plan set to Bill O'Donnell at NHDOT District 5 for review and approval of driveway permit at 243 Mast and to address issue of pavement and display area right-of-way at 239 Mast.

Conditions Subsequent:

1. Provide an as-built certification letter from a professional engineer regarding installation of all proposed drainage features. Letter should include a sieve analysis of the filter media used in the bottom of the bioretention pond.
2. Sign a drainage maintenance agreement (standard Town form should be available at Planning Department) and attach Operation and Maintenance Plan. Either record signed agreement or add note to recorded plan sheet that property owner will follow O & M Plan.

Kimberly Peace seconded the motion. VOTE: 5-0-0. All in favor. Motion carries.

Patty Gale said no applications have been received. Do you want to have a meeting on March 24th?

Phil D'Avanza made a motion to cancel the Planning Board meeting of March 24, 2016. Kimberly Peace seconded the motion. VOTE: 5-0-0. All in favor. Motion carries.

Phil D'Avanza made a motion to adjourn. Kimberly Peace seconded the motion. VOTE: 5-0-0. All in favor. Motion carries.

The meeting adjourned at 7:55 pm.

Respectfully submitted,

Gail Labrecque
Recording Secretary

These minutes are subject to approval by the Planning Board.