

**THIS IS AN UNOFFICIAL SUMMARY OF THE MEETING. PLEASE NOTE THE MINUTES ARE THE OFFICIAL RECORD OF THE MEETING.**

Date: March 11, 2016  
To: Sue Desruisseaux, Town Administrator  
From: Jonathan O'Rourke, Planning & Zoning Administrator  
RE: March 10, 2016 Planning Board Meeting

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**Present were: Acting Chairman Philip D'Avanza, James Raymond, Kimberly Peace, Michael Conlon Alt., Mark Lemay – Selectman, Gail Labrecque, Jonathan O'Rourke – Planning and Zoning Administrator and Patty Gale - Planning & Zoning Assistant, Eric Gustafson - DPW.**

**Meeting convened at approximately 7:00 p.m. All members present were voting members.**

Board members voted to amend the Minutes of February 25, 2016.  
Board members voted to approve the Minutes of February 25, 2016 with amendment.

**Map 26, Lot 10A & 12, this is a Final Review of a plan submitted to the Board. The applicant is requesting approval of a Site Plan to develop the site with the existing use of an auto sales and service operation under the name of "KRG Motorsports". This includes proposed parking and vehicle display area on lot 12 in support of the existing auto sales and service operation on lot 10A, as well as to show additional permanent striping on existing lot 10A.**

Staff briefly introduced the plan to the Board. The Board voted to accept the application, as submitted, and determined there was no regional impact. The Board heard a presentation from Matthew Peterson, Engineer for the application and the applicant Richard Georgantas. The Board discussed several topics related to the review comments by staff. Drainage was discussed at length to verify comments from Meghan Theriault (Town Engineer/DPW) were satisfied. Eric Gustafson (DPW) addressed concerns from the Engineer's/DPW's perspective and the reply from Scott Looney from NHDOT-District 5. Eric said the drainage issues from the previous plan were addressed and he is not aware of any concern with the revised plans, as long as the conditions from the DPW and NHDOT are met. He reiterated the need for a maintenance agreement in regard to drainage and removal of old paint cans on site. He also said the remaining issues documented in the revised DPW comments (from March 10, 2016) are relatively minor.

James Raymond asked the applicant about comments made by Jonathan O'Rourke (Town Planner) regarding comment "11" lighting plan and comment "12" alternative way of demarcating. The applicant stated no additional lighting would be placed and knew they would need to come to the Town for changes. Jonathan said that he would like to have signage included to that comment as well. He also said separation of the right of way was accomplished on the revised plans by the addition of the split rail fence and vegetative buffer between the ROW and parking/display area.

Philip D'Avanza (Acting Chair) said it was important for the Conservation Commission to have an opportunity to review the plans coming before the Board. The Board did not wish to potentially negate any issues the Conservation Commission might have. Patty Gale (Town Planning Assistant) mentioned, as staff representative to the Conservation Commission, she provided electronic copies of the plan submitted to the

Board, to the Conservation Commission. They did not wish to review the plans at their last meeting and decided to cancel it. She then stated no wetland issues appear to be impacted. The Board turned to Kimberly Peace (also a member of the Conservation Commission) for comment and she said she did not want to speak for the entire Conservation Commission but agreed with Patty that no wetland issues appear to be impacted by the project and that is the main purview of the Conservation Commission. Board noted there is a 30 day appeal time frame and it would be possible for the Conservation Commission to file if desired.

Board members voted to approve 4 waivers:

- Section 6 L. Site Specific Soil Mapping
- Section 4(C) (7) Site Plan Contents: Boundaries of the tract
- Appendix A Roadway Standards, Section 9: Sidewalks
- Appendix F, Section 2(2) (d): Landscaping and Screening Plan: Street shade trees

Board members voted to approve the revised site plan; on the condition review comments and requirements made by staff will be addressed completely, including State comments and requirements.

The Board was informed the Town has not received any applications for the next meeting, March 24, 2016 and the deadline for application submission has passed. The Board voted to cancel the meeting on March 24, 2016 due to no applications on the agenda.

**The meeting adjourned at approximately 7: 50 pm.**

Respectfully submitted,

Jonathan O'Rourke, Planning & Zoning Administrator