

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

Date: May 27, 2016  
To: Sue Desruisseaux, Town Administrator  
From: Jonathan O'Rourke, Planning & Zoning Administrator  
RE: May 26, 2016 Planning Board Meeting

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**Present were: Vice Chairman Philip D'Avanza, Tim Redmond, James Raymond, Michael Conlon, Allen Brown - Selectmen Alt, Gail La1brecque, Jonathan O'Rourke - Planning and Zoning Administrator, Darrell Halen - GTV.**

**Meeting convened at approximately 7:05 p.m. All members present were voting members.**

**Map 6, Lot 1-3: Ella Oil Realty, LLC.** (Formerly owned by Tower Growth Partners, LLC)

- Brief presentation by applicant Matt Peterson
  - Medical issues delayed the project along with change of ownership
  - Ask for 1 year on CUP
  - Ask 1.5 years extension on Site Plan review
- Jim
  - Curious about options with regard to extensions
- Allen Brown
  - Would like to note nothing has changed, reasonable explanation, no negative feedback
- Open to public comment
  - Janice Auburn 3182 Goffstown back road
    - Question about turning
  - Phil
    - Believes that Selectman Brown brought up that if nothing has changed, no negative input received. Reasonable explanation since he (applicant) saw the signed date (signed date was in error by the Applicant/Owner).
  - Jim
    - Grant retroactive extension finding there has been no change in any of the regulations or rules or agencies. Approve an extension for the CUP and Site Plan in conjunction. Will not entertain another extension. Would like to see in the future that 2 years would be more reasonable, believes 1 year is too short. Would like to revisit this in the future.
  - Tim
    - How is it the date was wrong on the signature (applicant signed wrong date)
  - **Motion** to approve
    - Motions carries 5-1-0

**Map 5, Lots 56, 56-1 & 56-5: Mast Road Self Storage, Phase II.**

- Brief presentation by applicant's engineer Jeff Merritt
  - Discussed lot merger
    - 56-5 goes away, 56-1 remains

- Jim
  - **Motion** to accept Lot merger as complete
    - Motion carries
  - **Motion** to accept site plan as complete
    - Motion carries
- Jeff
  - Further description
    - AOT permit
    - 4 waivers
      - 2 for lot line adjustment
      - 2 for site plan
- Jim
  - Would like the opportunity to walk the site to discuss landscaping.
- Michael
  - Why is landscaping clustered together
    - Jeff, limit earthwork to reasonable amount
    - Slope is high and makes it difficult
  - Allen Brown
    - Maybe some different types of planting(s)
  - Michael
    - Site distances, what can you really see?
- Conservation Commission
  - Evelyn Miller
    - Issue with landscaping in regard to the rail trail
    - Would like to see that some thought is put into it
    - Appear to be unattractive
  - Kimberly
    - How will the structure(s) look?
    - Steve Langley
      - Similar material to what there is today, to remain consistent
  - Tim
    - Landscaping
      - Not as concerned about landscaping, is adding more over landscaping?
  - Jim
    - We have rules, burden on applicant, would like to see site before commenting
    - Would like to continue until able to visit site.
  - Evelyn
    - Would like to see landscaping
    - Phil
      - Affirmed that new structures will be similar to current structure
      - Can they be seen from road?
        - Steve Langley most likely
  - Abutter
    - Mike Choquette - 77 Mast Rd
      - Owns trees in the area in question
      - Concerned about type of lighting, headlight wash into his home
      - Hours limited to 9pm
      - No issues with Phase II, sure they can work something out
  - Phil

- Closing this portion of meeting, opening it up for discussion for applicant
  - Steve Langley
    - They take a lot of care of the current facility anything done will be prideful.
    - Landscaping along that slope is unreasonable, rail trail is going through a commercial and industrial flex zone. It will be a first class development. Good tax revenue for the town and it is an important expansion for the town. Believes requiring landscaping is beyond the Conservation Commission's purview.
  - Jim
    - **Motion** to continue to June 23
    - Tim
      - Did applicant make their own burden of landscaping by the size of the facility/design?
      - Would like to know percentage of requirement in conjunction with complying with the current standards.
      - What can actually be seen from the rail trail?
    - Kimberly
      - Some creativity to meeting the landscaping requirement
      - Would like to see improvement
  - Jim
    - **Motion** to continue to June 23, 2016
    - Allen Brown good with project, doesn't think it should be held up
    - Motion does not pass 3-3 tie
  - Tim
    - What is Conservation Commission role?
    - Kimberly
      - Conservation Commission is not a governing body
  - Steve Langley
    - Requests to meet in 2 weeks
  - Tim would like to iron out the plan to be handled administratively
    - Allen Brown agrees
    - Meghan could work with pending conditions as long as they are set and not nebulous. She met with engineers; they have a list from her that should be addressable.
  - Tim
    - **Motion** to continue to June 9, 2016
      - Motion carries 4-2-0

Board members voted to approve the Minutes of May 12, 2016.

- **Motion** to approve previous minutes
  - Motion carries
- **Motion** to adjourn 8:50
  - Motion carries

**The meeting adjourned at approximately 8:50 PM.**

Respectfully submitted,

Jonathan O'Rourke, Planning & Zoning Administrator