

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

Date: June 10, 2016
To: Sue Desruisseaux, Town Administrator
From: Jonathan O'Rourke, Planning & Zoning Administrator
RE: June 9, 2016 Planning Board Meeting

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

Meeting convened at approximately 7:04 p.m. All members present were voting members.

Board members voted to approve the Minutes of May 27, 2016.

- **Motion** to approve previous minutes
 - **Motion carries**

- **Appointed Gail Labrecque to CIP**
 - **Motion carries**

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

- Brief presentation by applicant's representative Jeff Merritt
 - Addressed DPW comments and resubmitted
 - Addressed landscaping
 - Tim - DPW comments?
 - Meghan
 - Access road to pond requested with gate
 - Reviewing retaining wall
 - Surcharging pipes
 - Tim
 - Time frame to full maturity
 - What will they actually look like
 - Barbara
 - Landscaping expectations
 - Meghan
 - Did not have a maintenance agreement
 - Will this happen?
 - Please make this a condition
 - Tim
 - Must act on lot line adjustment first
 - **Motion** to approve lot line adjustment
 - **Motion** to approve 6(c)7 and 6(l) for waivers
 - **Motion carries**

Motion to approve lot line adjustment

- **Motion carries**

- **Motion** to approve waivers Section 4A5, Appendix F Section 2(2) and screening
 - **Motion carries**
 - Amendment waiver will not affect the purpose and intent of the waiver

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- **Motion carries**
- **Motion** to approve Site Plan
 - June 2, 2016 comments from engineer to the applicant about roadway and as president
 - 9 - Sheet 5 small section of fence and gate to satisfaction of DPW
 - 10 - Retaining wall to the approval of retaining wall shop drawings as part of the as built status
 - 11 - Storm drain has not been adjusted, drainage calculations required to plan
 - Need to update Plans and the hydrocad to eliminate surcharging for 25 year storm event.
 - Conditions subsequent - letter to engineer certify as-built status
 - **Motion carries**

Map 5 Lots 56, 56-1, 56-4 & 56-5, Time Extension Request, Langley office building on lot 56.

- Brief presentation by Chair Barbara Griffin
- **Motion** to accept site plan as complete and ready to review and no regional impact
 - **Motion carries**
- **Motion** to approve time extension to May 23, 2017
 - **Motion Carries**

Map 6 Lot 18, Completeness Review/Site Plan Amendment , YMCA Allard Center

- Brief presentation by applicant's representative Jason Lopez
 - All agreements made previously will remain in place
 - Drainage part of original plan
 - Private agreement with Proulx
 - Mitigate landscaping to allow for headlamps
 - Agreement of off street parking of busses with Goffstown Truck
 - Fire Comment - Changed area of refuge to "Exterior area for assisted rescue"
 - No issue meeting DPW/Drainage comments
 - **Motion** to accept and no regional impact
 - **Motion Carries**
 - Michael
 - Will ac units be moved?
 - No they will not
 - Phil
 - what is the access way?
 - Roadway needs to be maintained year round for emergency access
 - Change road from "Path" to "Roadway"
 - Barbara would like to see signage prohibiting parking to block access
 - Hal Jordan
 - No entrance to the back
 - Access only in front and east side access
 - Access is blocked by gate
 - Tim
 - Gravel road is 10' wide

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- Rear parking lot, does Fire Dept. have any issues?
 - Issues have been addressed with Lt. Connor
- Barbara
 - Meghan's comments for approval documented in correspondence need to be addressed in approval
 - Meghan
 - How is water flowing? Information for maintenance reasons
 - Erosion issues?
 - Will add spot grades and details
 - Drainage issues
 - Improvement has been made with the drainage of pre-2007, will make sure Medvil will not see increased flow.
 - Applicant will add spot grades to meet drainage requirements to the satisfaction of DPW
 - Dennis Mires
 - Presentation as to the design of the structure, will try to match color and style of existing expansion.
 - Kimberly
 - Will windows be covered?
 - Some
 - Tim
 - Parking on site are we under or over?
 - CUP for parking previously
 - Parking in the winter on side of the building and roped off
 - Hal
 - Parking is roped off temporarily until removal
 - We should address this in the future approvals on plans
- Public Hearing
 - Jean Walker – 111 Goffstown Back Rd - Abutter
 - 15 Spots set aside only if they were needed and would have to come back before the board
 - Plant waivers in the 15 Spots
 - Dead trees will be replaced, wanted to make sure the agreement was reflected on the plan and in the minutes.
 - Kimberly
 - Are there existing plantings required?
 - Yes, plantings are required per the site plan.
 - Tim
 - Have trees been replaced that died?
 - Hal – they will replace dead trees
 - Julie Swiat's abuts to West parking lot
 - Question about future parking shown in gray
 - No construction on the northwest corner, just striping
 - Tim
 - Does water sheet off from YMCA's parking lot?
 - Hal will make sure there is no fault in the curb to make sure no failure occurred in regard to directing water to catch basin.
 - Julie
 - Would also like the landscaping replaced that has died off
 - Tim

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- Entrance is the same?
 - Applicant, only change is the wider access of the new ladder truck
- Barbara
 - Does this impact abutters?
 - No doesn't not impact headlights, just a radius change to allow access for the new truck
- **Motion** to approve the plan with conditions, 1-8, staff comments and when Meghan's comments have been met satisfactorily and spot grades added (do not change the label path to road).
 - Comments above are reflected in the motion and previous agreements
 - **Motion** carries 6-0-1

Map 3 Lots 26 & 27, Completeness Review/Subdivision Plan Review Hearing /Kennedy Hill & Addison

- Brief discussion on the Project
 - Review of the letter received requesting reimbursement for previous construction letter from June 6, 2016
 - **Motion** to accept for hearing, grant waiver to accept and no regional impact
 - **Motion** carries
 - Brief presentation by Eric Mitchell
 - No AOT needed
 - Tim
 - Easement needed under power lines?
 - Would like applicant to confirm easement acceptable
 - Barbara
 - Lot line adjustment with odd shapes, is there a reason?
 - Eric
 - Due to topography and wetland separation it made more sense to break them up in the manner submitted
 - Jim
 - Possibly make a motion to continue
 - Tim
 - Waiver request – please explain
 - Site specific soil request
 - Did map wetlands
 - Lots over 5 acres with large buildable are would request waiver.
 - Barbara open public hearing
 - No comments from public
 - Barbara
 - Continue from public comment
 - Cisterns
 - Conservation
 - Jim
 - Motion to continue to June 23, 2016
 - Motion Carries

Map 35 Lots 35 & 35-1, Completeness Review/Subdivision/Site Plan Review Hearing Miller's Landing

- Brief description

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- Motion to accept as complete and ready for review and no regional impact and grant waivers for acceptance purposes
 - Motion carries
- Elmer Pease
 - Brief Introduction
 - Doug McGuire
 - Brief presentation
 - Will update state permits
 - Phil
 - Private road?
 - Yes private will meet Town specifications
 - Michael
 - Dual unit with kick outs
 - Doug
 - Driveway is a little longer thought it would be beneficial
 - Doesn't believe they are required
 - Kimberly
 - Is there a change in impervious area?
 - No, they are both (both plans) 59k impervious surface.
 - Michael
 - Is there a reduction in proposed landscaping?
 - Doug
 - Will verify landscaping and get a count and verify any changes
 - Tim
 - Remember coming in for vesting
 - Sewer water and drainage and foundations
 - Doug
 - Most of the current construction will be removed, some catch basins may be reused if in good conditions
 - Gary Chicoine
 - Approaching it as starting from scratch
 - Kimberly
 - Need shore land permit
 - Doug
 - Talk with DES staff, maintaining same area of disturbance
 - Will verify if it will be required
 - Is drainage area in southwest still applicable?
 - Needs to be verified
 - Wetland and surface water identification contour lines
 - Shore land and wetland lines differ due to process of determination
 - Did we receive a waiver on the previous plan
 - Jonathan will verify
 - Tim
 - Does this meet all applicable planning and zoning regulations?
 - Doug
 - Believe it does
 - Jim
 - Suggest potential continuance
 - Barbara
 - To the board – what other issues, anything else the applicant should know in regard to their view of the plan
 - Kimberly

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- Believes it didn't go to the Cons Com
- Public Hearing
 - Jeff Osborn
 - Landscaping setup on lake side
 - Described to Mr. Osborn
- Jim
 - **Motion** to continue to June 23, 2016.
 - **Motion carries**
 - Discussion on correspondence
 - D&H Labs – is site plan needed? 679 Mast Rd, Map 17, Lot 179– Omega 3 (Fish oil supplement)
 - Does not increase intensity
 - Does not increase parking
 - Does not increase Fire/Safety intensity
 - **Motion** to allow without site plan review
 - Caveat if production become a nuisance (noise, smell, etc.) reserve right to withdraw approval
 - **Motion carries 6-1-0**

The meeting adjourned at approximately 10:20 PM.

Gail Labrecque sworn in by Barbara Griffin

Respectfully submitted,

Jonathan O'Rourke, Planning & Zoning Administrator