

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

Date: October 13, 2016
To: Sue Desruisseaux, Town Administrator
From: Jonathan O'Rourke, Planning & Zoning Administrator
RE: October 13, 2016 Planning Board Meeting

Present were: Chairman Barbara Griffin, Vice Chairman Philip D'Avanza, Tim Redmond, James Raymond, Michael Conlon, Kimberly Peace, David Pierce - Selectmen Rep, Gail Labrecque, Jonathan O'Rourke - Planning and Zoning Administrator, Darrell Halen - GTV.
Absent: None

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

Board members voted to approve the Minutes of September 8, 2016 with amendments

OLD BUSINESS:

Map 4 Lot 87-6, Public Meeting/Hearing for Time Extension Request for the approved subdivision/site plan application of Woodland Trust, applicant & Placid Woods owner, for a proposal to into two lots, and to build seventy-six (76) townhouse style condominium units, totaling thirteen (13) buildings on lot 87-6. The Property is located off of Bog Road & Mountain Road, Zoned: Residential-1 (**Continued from August 11, 2016 Meeting**)

- Applicant requests continuance to 10Nov2016 Planning Board meeting (requested - 12Oct2016)
- **Motion** to continue to the 10Nov2016 Planning Board meeting
 - **Motion** carries

Map 20, Lot 16, Completeness Review/Site Plan Review Hearing for a proposal to convert the 1,404 sq. ft existing garage/barn into an auto repair shop. The property currently has a real estate office (Century 21), along with a single family home on the lot, making this a mixed use property. JEM 443 Mast LLC, Applicant & Owners, 443 Mast Road & Route 114A, Map 20 Lot 16, Zoned: Residential Small Business Office-2 (RSBO-2) (**Continued from the July 28, 2016 Meeting**)

- 02June2015 – Variance granted for 1 bay auto repair facility (in barn).
- Brief presentation by applicant's representative Ray Shea
 - Discussed updates to the plan
 - Will remove lift
 - Will reframe door, to eliminate potential for vehicular access
 - Reduced parking
 - Will not use the front door, attempt to keep it closed, aware of noises, maybe for ventilation.
 - Will add additional insulation to help eliminate noise

Public Comments:

- **Mary Philippy 456 Mast Rd A&B & 28 Meadow Lane**
 - Glad lift will be removed
 - Concerned with multiple cars being parked there, increased traffic
 - Has concerns about landscaping as well
 - Would like the pad removed and the dumpster to be kept inside.

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- **Motion** to approve with conditions
 - **Motion** carries

NEW BUSINESS:

Map 12 Lots 14 & 15, Completeness Review/Subdivision Review Hearing for a proposed Lot Line Adjustment between the two lots. The property is located on Montelona Road and owned by Estate of Real L Martel C/O Tambllyn Gosling, Esq., Zoned: Agricultural

- Brief presentation by applicant
- **Motion** to grant waiver
 - **Motion** carries

Public comments:

Carole Whitcher 127 Montelona Rd

- Wants to make sure that Real Martel's wishes were acknowledged

Brandon Bird 120 Montelona Rd

- Real Martel did want it to go into conservation.
- **Motion** to approve with conditions
 - **Motion** carries

Map 6 Lots 1-2 & 1-4, Completeness Review/Site Plan Review Hearing for proposed storage facilities on each lot (eight storage buildings on lot 1-2 totaling 46,800 sq. ft., and six buildings on lot 1-4 totaling 24,800 sq. ft).the Property is located on Goffstown Back Road/Tower Lane and owned by McDonough Family Properties, LLC., Zoned: Commercial Industrial Flex (CIFZ)

- Brief presentation by applicant
- **Motion** to approve waiver
 - **Motion** carries

Public Comment

- Jack Nasr
 - Supports the project and would like it to proceed
 - Will be building the gas station soon
 - Did discuss to split the road costs
 - Will help funding road even if it hasn't been built yet
- **Motion** to continue to 27oct2016
 - **Motion** carries

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Map 34 Lot 88, Completeness Review/Site Plan Review Hearing for proposal to expand an existing plumbing contractor business by adding a 1,600 sq. ft. two story warehouse building on the property, along with existing 1,606 sq. ft. office building, Owner: Fletcher Mountain USA LLC, located on 9 Church Street, Zoned: Village Commercial

- Brief presentation by applicant
- **Motion** to continue acceptance hearing to 17Nov2016
 - **Motion** carries

Correspondence reviewed by Board.

The meeting adjourned at approximately 10:46 PM.

Next PB meetings: 27Oct2016, 10Nov2016, 17Nov2016, 08Dec2016 (Zoning Amendments Hearing only)

Respectfully submitted,

Jonathan O'Rourke, Planning & Zoning Administrator

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