

## PLANNING BOARD MINUTES

July 12, 2006

### ROLL CALL:

Phil LoChiatto, Chairman – Excused	Ruth-Ellen Post, Vice Chairman – Present
Nancy Prendergast, Secretary – Excused	Walter Kolodziej, Regular Member – Present
Ross McLeod, Regular Member – Present	Pam Skinner, Regular Member – Present
Neelima Gogumalla, Alternate –Present	Rick Okerman, Alternate – Present
Margaret Crisler, Selectmen Member –Present	Alan Carpenter, Selectmen Alternate –Excused

### STAFF:

Al Turner, Director of Planning and Development – Present  
Rebecca Hebert, Town Planner – Present

*Ms. Post opened the meeting at 7:30 pm. Mr. Okerman and Ms. Gogumalla replaced Mr. LoChiatto and Ms. Prendergast.*

### MINUTES:

- Mr. McLeod motioned to approve the June 28, 2006 minutes. Mr. Kolodziej seconded. Passed 7-0.

### CORRESPONDENCE:

- Letter and flyer from Jeffrey Taylor and Associates regarding his company's planning services;
- Memo regarding CIP needs requests;
- E-mail from Elaine Cutler regarding CIP representation for the School Board;
- Letter from the Heritage Baptist Church regarding use of the property;
- Meeting notice and agenda from the RPC;
- Letter to the Selectmen (cc: Planning Board) from Herbert Associates regarding access to parcel 11-A-570 and 580 through parcel 11-A-590;
- Letter from Freda Hardware requesting to be continued to July 19.

### BOND:

- Harvest Road at Lakeview Farms, new bond for \$80,000. Mr. McLeod motioned to accept. Mrs. Crisler seconded. Passed 7-0.

### OLD/NEW BUSINESS:

Mr. Turner: Great Mountain View Estates court case. Applicant to return to the Planning Board for further discussion.

Mrs. Crisler: Selectmen request Planning Board input on warrant article regarding the discontinuance of Bissell Camp Road. Staff will gather information and contact petitioner for next meeting. Community water systems and Pennichuck. Subject for future discussion.

Mr. Kolodziej: The high school to have buried utilities along the roadway.

### PUBLIC MATTERS:

Mr. McLeod motioned to grant Freda Hardware their request to be continued to July 19 at 8:00 pm. Mr. Kolodziej seconded. Passed 7-0.

Ms. Post reviewed the agenda and read letters from: 1) Diane Howard; and 2) Rebecca Zachas regarding Clark Farm South Public Hearing. Discussion: agenda, prior motion, Clark Farm South condition of approval, and placed on agenda in order as submitted/received.

Mr. McLeod motioned to move Clark Farm South to July 19. Mrs. Crisler seconded. Passed 6-1-0. Mr. Kolodziej opposed. Discussion: meeting procedures.

### Ledge Road Business Park – Public Hearing

#### Ledge Road and Route 111, lot 11-A-50

Mr. Turner: drawings reviewed, studies performed, continuation from June 21. Mr. McLeod motioned to reopen the public hearing. Mr. Okerman seconded. Passed 7-0. Mr. Turner gave an overview of the drawings, reviewed department comments and waiver requests. Discussed traffic, wildlife impact, staff

issues, staff recommendations, scattered and premature, staging area, driveway stubs, circular driveway in staging area, temporary detention pond, and permanent detention pond. Discussion: Waiver 602.85, more blasting for shorter road, road location, and heavy use of land toward existing industrial zone.

Bruce Marshall, applicant's representative: Blasting by Precision, distributed outline to PB members, road will be completed in 2 years as per ordinance, road location reduces blasting and places development closer to industrial rather than residential area, negotiating with sports complex, variance required for sports complex, just placing road in, trees serve as noise barrier during road construction, 700,000 cubic yards of material being moved (compared to 500,000 cy for school, 1,000,000 cy for Rte 111 bypass project), move staging area, drainage, blasting ordinance, dust control, pre-blast survey and well monitoring of every residential abutter, hydro-geological survey has been completed, test blast to minimize vibration and fly-rock issues, material handling, hauled off site, processing on site, temporary dust control measures during crushing, portable crusher, state of art equipment, noise hours, traffic report, construction traffic coordination with high school, craft agreement with Town to participate in fair share costs of off site improvements, and typical building for sports complex. Discussion: Sports complex site development, blasting of site concurrent with road if proper approvals received, noise from rock crushing, crushing to occur at cut once cut is established, and cut serves as buffer.

Tom True, True Engineering: waivers: velocity in pipes, cross-sections, maximum road length and lot line. No Public input. Discussion: construction times.

Mr. McLeod motioned to grant waiver request of Section 601.1 as the increased velocity will removed sedimentation, achieving required velocity would make catch basins excessively deep and difficult to maintain, and the required outlet velocity will be met. Mrs. Crisler seconded. Passed 7-0.

Mr. McLeod motioned to grant waiver request of Section 702.7 as the drawings will be easier to read. Mr. Kolodziej seconded. Passed 7-0.

Mr. McLeod motioned to grant waiver request of Section 602.85 as the applicant demonstrated how this waiver will help to reduce road cuts and road grade. Mr. Okerman seconded. Discussion: is the waiver necessary, worth placing on record. Passed 7-0.

Mr. McLeod motioned to grant waiver request of Section 604.1.2 as in light of road layout and traffic would be directed to the transfer station. Mr. Kolodziej seconded. Discussion: length of Ledge Road, block lengths, possible right in/ right out. Passed 7-0.

Mr. McLeod motioned to approve the application with the following conditions: 1) All property bounds that are adjacent to Town property or rights-of-ways shall be marked with granite (4" sq x 36" long) and shall be installed level with the final grade. All other lot corners shall be marked with permanent boundary markers; i.e. stone or iron; 2) The road construction shall have a performance guarantee in the form of a bond or Letter of Credit prior to the recording of the final plans; 3) All state and federal approvals shall be received prior to the start of construction; 4) Any work in the existing town right-of-way shall require a permit from the Board of Selectman; 5) The address numbers and parcel numbers shall be approved by the Town Assessor prior to recording the plans; 6) Applicant shall provide to the Town, prior to the start of construction, evidence that adequate utilities are available to service the proposed development and a plan shall be submitted illustrating the proposed location of the utilities within the public right-of-way or utility easements; 7) Applicant is to supply a warranty deed for the road, which shall be reviewed by Town Council. All legal fees for the Town Attorney will be paid by the applicant; 8) The applicant shall submit to the Town a copy of the final SWPPP Report prior to the start of construction; 9) The final NHDES Site Specific and Subdivision approval permit numbers shall be noted on the plans; 10) The applicant / owner shall sign and certify the following statements:

"I hereby certify that the site improvements shall have no adverse impact on downstream drainage facilities."

“When this plan is implemented, the owner or applicant agrees to make all improvements, maintain these improvements, including landscaping, as may be approved by the Planning Board and shown on this plan.”

11) The final plan set shall include a soils map stamped by a Soil Scientist Licensed in the State of NH and the wetlands mapping shall be stamped by a NH Certified Wetlands Scientist; 12) The road names shall be approved by the Board of Selectmen; 13) No construction noise before 7:00 am or after 5:00 pm; and no construction noise on weekends or holidays. Rock crushing done on site shall be done in a cut to minimize noise (once the road cut has been established); 14) The applicant shall submit a copy of the plans on a CD in DXF (drawing exchange file) format. The plans shall be referenced to New Hampshire State Plane coordinates using the North American Datum of 1983 (NAD83) and the North American Vertical Datum of 1988 (NAVD88). The plans shall be tied in to real world State Plane coordinates using the datum specified above. To demonstrate this tie down, all features shall be stored in the NH State Plane Coordinate System and the plan location and coordinate values of at least two points shall be included in the submitted CAD file. The applicant will work with staff to determine what CAD layers should be included in the file; 15) The road construction has extensive ledge cuts; the applicant shall provide a note on the plans that states “This project proposes extensive roadway cuts and fills which are well beyond the test pit depth data. This design assumes that in large cut areas a rock face will be exposed and slope grading will be near vertical. As the roadway is excavated in these areas the contractor shall consult with a Professional Geo-Technical Engineer experienced in deep cut/fill roadway excavation techniques. The contractor shall ensure proper construction and stabilization techniques. The contractor shall develop a plan to ensure a long term solution to this issue. This solution shall be submitted to the Town for approval prior to gravels being placed.” 16) The applicant shall submit an agreement stipulating that the proposed developments will contribute their proportional fair-share towards the traffic improvements at the Ledge Road / Route 111 intersection / London Bridge Road intersection and any necessary improvements to Ledge Road as each site is developed. This document shall be reviewed by the Town Attorney and all legal fees shall be paid by the developer; 17) The road construction shall be substantially complete (1<sup>st</sup> coat of pavement, site stabilized and all drainage systems working) within 2 years of issuing the road construction permit as required by Section 704.1.3 of the Subdivision Control Regulations; 18) Applicant will do pre-and post blast testing for structure and water well quality and quantity testing for the ten houses identified on the plan per staff recommendation; and 19) Applicant will replace and abutters wells and structures that are damaged during construction. Mrs. Crisler seconded. Discussion: stone crushing operation to occur in cut once cut is established, pre-blast survey of structure and wells, granite curbing. Mr. Kolodziej motioned to amend Mr. McLeod’s motion to add sloped granite curbing. Ms. Skinner seconded. Failed 2-4-1. Ms. Post, Mr. McLeod, Mr. Okerman, Mrs. Crisler opposed. Ms. Gogumalla abstained. Vote on original motion. Passed 6-1-0. Mr. Kolodziej opposed.

### **Granite State Animal Hospital – Public Hearing**

#### **19 Roulston Road, lot 13-C-300**

Mrs. Hebert: introduction, basement conversion to animal hospital, remaining house to be used as an apartment, and application is complete for public hearing. Mr. Kolodziej motioned to open for public hearing. Mr. McLeod seconded. Passed 7-0. Mrs. Hebert: Home square footage, land located in the limited industrial district, WWPD bisects, variance to locate parking within WWPD, special permit request, department comments, retaining wall relocated. Discussion: Sub-grade square footage, signage, lighting, WWPD, erosion control, grade of lot, Conservation Commission comments.

Mr. Zohdi, applicant: Identified new Roulston road location on maps, new driveway located off of new Roulston Road. Ms. Post read Conservation Commission comments into the record. Mr. Zohdi: will reduce number of lights in parking lot, board consensus’ preferred parking in front – less impact than if placed in rear. Discussion: boarding animals, disposal and storage of bio-hazards, and types of animals.

Ms. Macomber, applicant: chemicals for x-ray machine, animal waste disposal company, freezer for cadavers, no onsite disposal, medically necessary boarding only. Dogs, cats, exotics – birds, reptiles. Discussion: lighting, hours of operation, residential neighbors.

Public input: John Morrison, 17 Roulston Road; Shirley Hamlin, 10 Gardner Road; Chris Colbert, 75 W Shore Road; Marie Maio, 75 W Shore Road: full support of applicant, professional and skilled veterinarian, and an asset to Town.

Mrs. Crisler motioned to grant a Special Permit to allow impacts to the WWPD for the construction of a small parking lot. Mr. McLeod seconded. Passed 7-0.

Mrs. Crisler motioned to approve the plan with the following conditions: 1) All state, federal, and local approvals shall be received prior to the start of construction; 2) The applicant will apply for a sign application for the proposed freestanding sign; 3) Spot elevations shall be included on the plans and arrows indicating the direction of storm water flow for the proposed sheet drainage; 4) Motion light sensor and pole lights on only during business hours; 5) The septic plans need to be approved by the Town and the State and fully installed prior to issuing a certificate of occupancy; and 6) The applicant shall obtain a know box application and purchase same for the property and shall supply the fire department with any documentation concerning chemicals which may be of hazard that will be stored on the property; 7) The applicant shall work with staff to eliminate 3 of the lamp post lights from the site plan to avoid over lighting the small parking lot. The sign shall be designed to be lit with shielded, down lit lights that are “dark sky friendly” rather than the spot light shining up from the ground. Mr. McLeod seconded. Discussion: pole lights, business hours. Passed 7-0.

#### **Novick Subdivision – 2 lots – Public Discussion**

##### **6 Londonderry Road, lot 6-A-4**

Mr. Turner: 2-lot subdivision not required for conceptual. Variance granted because the lots do not have required frontage. Both lots meet area requirements. No real issues. Can send copy to tax assessor.

Discussion: driveway locations, two driveways, three curb cuts due to horseshoe driveway, remove portion of horseshoe, and send drawing to assessor.

#### **Haffner’s Fuel Site Plan – Public Discussion**

##### **48 Lowell Road, lot 2-E-252**

Mr. Turner: Location, non-binding conceptual discussion, 30,000 gallon propane tank, above ground, rural district, variance granted, comply with NFPA requirements, crushed stone, WWPD, relocate tank or get another variance, review colors, vegetation on the east side of the lot, site development, safety, truck maneuvering onsite.

Mr. Fournier, applicant: 2002 agreed to clean up site, installed bulk plant, store hazmat materials for southern NH, no increase in traffic due to propane addition, provide screening to neighbors, fire department okay with plans. Discussion: traffic, safety, security. Mr. Fournier: NFPA 58, state of the art design, no odor, no noise, operation hours 6 am – 6 pm, Discussion: colors, signage.

Ken Wood, applicant: Plant more stringent than code, state of the art, internal safety, safety valves on liquid and gas. Discussion: containment, safety measures, plant orientation, landscaping, screening. Checklist completed for department comments. Discussion: Oil and propane safety precautions. Ken Wood: separation, no danger when mixed. No public input.

Mr. McLeod motioned to adjourn. Mr. Kolodziej seconded. Passed 7-0. Meeting adjourned at 11 pm.

These minutes are in draft form and have not yet been reviewed and approved

Respectfully submitted, Nancy Prendergast