

PLANNING BOARD MINUTES

June 4, 2008

ROLL CALL:

Phil LoChiatto, Chairman – Present	Nancy Prendergast, Vice Chairman – Present
Rick Okerman, Secretary – Excused	Walter Kolodziej, Regular Member – Present
Ruth-Ellen Post, Regular Member – Present	Pam Skinner, Regular Member – Present
Louis Hersch, Alternate Member – Excused	Kristi St. Laurent, Alternate Member – Not Seated
Sy Wrenn, Alternate Member – Present	Bruce Breton, Selectmen Member – Present
Galen Stearns, Selectmen Alternate – Present	

STAFF:

Al Turner, Director of Planning and Development – Present

Mr. LoChiatto opened the meeting at 7:00 pm. The Board stood and recited the Pledge of Allegiance.
Mr. Wrenn replaced Mr. Okerman.

MINUTES:

Ms. Post motioned to approve the May 28 minutes. Mr. Breton seconded. Passed 6-0-1. Mr. Kolodziej abstained.

CORRESPONDENCE:

- Revised draft of the Spruce Pond Development Agreement;
- Restoration plan for 17-21 Farmer Road from DES;
- RPC annual meeting reminder;
- Letter from the Merrimack County Conservation District regarding the natural resources volunteer program;
- Planning magazine.

OLD/NEW BUSINESS:

- It is time to advertise for a CIP citizen member. Mr. LoChiatto will contact Mr. Merchant regarding that his term is up;
- Hailey Hoolihan and Beth Fitzgerald from Bishop Guertin High School attended the Planning Board meeting as part of their citizenship and government class;
- Board discussion regarding the July meeting schedule. Mr. Breton motioned to schedule July 9 and 23 as public hearings, July 16 and 30 will be workshop meetings. Ms. Skinner seconded. Passed 7-0.
- Mr. Breton stated that there was a meeting with the DOT regarding Rt 93, there will be extensive blasting, and will be testing about 40 wells. Board discussion regarding who gets their well tested.

PUBLIC MATTERS:

Cyr Lumber Lot Consolidation and Site Plan – Public Discussion **39 & 41 Rockingham Road, 1 Jones Road, lots 13-A-33, 40 & 42**

Mr. Turner stated that the applicant is looking to expand the retail operation on Jones Road and Rt 28. He showed the existing buildings and entrances. He showed the building, parking, and entrance that they want to add, issues include drainage and traffic, he shared pictures of the current site including the truck entrance and the existing drainage problems on Jones Road, the property is zoned commercial, the Manor Motel is also zoned commercial, and the catch basins and detention pond are not working properly.

Chris Nickerson, Herbert Associates, discussed the lots which are own by Cyr Lumber that they want to

merge, the new 4000 sq ft building would be to expand the current tool rentals, proposing more parking and entrances, no tractor trailer trucks would use the new entrance, pre and post drainage will be equal, haven't yet decided as to underground drainage or a detention pond, there is a truck exit on Jones Road, it is not an entrance, there is not a problem with trucks exiting onto Jones Road, there is video footage from the security camera if staff wanted to watch the tapes, the outlet pipe of the detention pond was clogged with trash, there will be a comprehensive maintenance plan for the detention ponds and treatment swales, and the current business has been around a long time and in this building for six years.

Board discussion regarding the maintenance plan, number of parking spaces, and Jones Road exit is only an exit not an entrance. Mr. Nickerson explained the onsite traffic patterns. Board discussion continued regarding parking along Jones Road, the Manor Motel owner received notification of the meeting but not the residents, and the catch basins are not working because product is diverting the water away. The Board continued their discussion regarding the drainage on the Jones Road side of the property, large rocks have been placed on the Manor Motel property to keep trucks from going onto the motel property, some trucks cut the turn, there is 175' between the two driveways, the exit flares to 60', use internal signage to direct the traffic, send the plan out for department comment, and it is not a minor site plan.

Mr. Kolodziej motioned to adjourn. Mr. Breton seconded. Passed 7-0. Meeting adjourned at 8:15 pm.

These minutes are in draft form and have not yet been reviewed and approved.
Respectfully submitted, Nancy Charland