

**NOTICE OF PUBLIC MEETING
MEREDITH PLANNING BOARD**

PRESENT: Vadney, Chairman; Bayard, Secretary; Flanders, Selectmen's Rep., Dever, III; Kahn; Touhey; LaBrecque, Town Planner; Harvey, Clerk

Sorell moved, Kahn seconded, MR. CHAIRMAN, I MOVE THE MINUTES OF DECEMBER 22, 2009, BE APPROVED AS PRESENTED. Voted unanimously.

PUBLIC HEARING

1. Public Hearing to amend the **Floodplain Development Ordinance** in order to comply with the requirements of a community participating in FEMA's National Flood Insurance Program.

LaBrecque – Per RSA 675:3, the Planning Board is required to have a public hearing prior to putting a zoning amendment on the ballot for Town Meeting. The proposed amendment is to revise the Floodplain Development Ordinance to comply with the requirements of a community participating in the Flood Insurance Rate Program. The proposed amendments were brought to the attention of the Town through the Office of Energy and Planning. After an audit of our Ordinance, they recommended the changes shown in red in order for us to be compliant. I then sent something to FEMA stating we were going down that road. The proposed amendments are not substantive and there's additional language in the introduction that references the Flood Insurance Act as well as the authority for which this Ordinance has been written under. There have been some amendments to the definitions, as well, basically just adding language to the definitions. Some things were added, for instance, the date of our maps and in that 3rd paragraph in the introduction, a definition about what violation means and that type of thing. I trust you all have had time to review it. Basically, we have a Floodplain Development Ordinance that regulates development in flood areas and as a participating community; it allows citizens to apply for flood insurance. The changes are pretty trivial. Does anyone want to modify them in any way. Flanders – I read these over and it seems to me these are housekeeping in nature and just to clear up some things that were questionable so I would move that we adopt them as presented.

Flanders moved, Dever seconded, MR. CHAIRMAN, I MOVE WE ACCEPT THESE CHANGES AS PRESENTED AND FORWARD THEM TO TOWN MEETING FOR APPROVAL. Voted unanimously.

Kahn – How do we explain what this is about? If we just throw this on the ballot, what happens if it gets voted down? Vadney – I think the only thing to do is report them as housekeeping items suggested by the state. Is it suggested by the state or mandated by the state? Kahn - Can we fairly say that adoption of these changes is necessary in order to permit Meredith property owners to obtain Federal Flood Insurance? Kahn – Is it true that if they don't vote for it, they can't get flood insurance? LaBrecque –

Eventually, they would find we weren't complying and that could happen down the road. Kahn – It seems to me that is the message that has to be conveyed. Public Hearing closed at 7:06 p.m.

PRE-APPLICATION REVIEW

1. **JIM KEENAN FOR NORTHWAY BANK** – Pre-Application and Conceptual discussion regarding development of Tax Map S17, Lot 15, located at 42 Upper Ladd Hill Road.

Jim Keenan, representing Northway Bank and Richard Olsen, Vice-President in charge of retail banking. We have 2 parcels of land, the first one S17-15 and there is a small parcel of land adjoining that S17-16. We are looking to put in a branch bank for Northway. We are taking into consideration 2 parcels of land, one the Sprague property which we could build the branch on if we needed too, the other is to combine the 2 properties into one. If we do purchase the land, we would want to do a boundary line adjustment. LaBrecque – You could apply to the Planning Board to do a lot line adjustment? Keenan – I think I would like to know the direction the Board would like to see us go in because S17-16 is about 11+ acres and we're only taking about half an acre of the property. Would like to do a lot line adjustment and merge the 2 properties together. The Pemi Glass building and the Sprague house were all on one lot and the property we propose to acquire is a portion of Lot 16 owned by Senior Housing of NH, Inc. Vadney – Generally, the Board takes a liberal view of BLA's as long as they are not hurting anybody, although we are bound to not make lots that don't have access or building envelopes. As long as it makes sense and the lots we're making are not non-conforming or in some way unusable, we generally don't have a problem with that. The way this lot is laid out right now, the road makes the lot useless so we are purchasing half an acre of land that goes out to the road and back in and makes our property a little bit more than an acre. The portion that we're not buying is all across the road from here all the way back. (inaudible) Location of well is being discussed. Flanders – So if they drill their well closer than 75', they've automatically granted a waiver to that person to that part of the radius which is not on their property. LaBrecque – It's a release you sign with the state. Flanders – It's automatic. If you drill a well and you're closer than 75' to your property line, you're automatically giving a release to the person that owns that other property for the amount of their land that's encompassed by your well radius. You can't drill a well on your property closer than 75' to the line and make a portion of somebody else's land unusable, that's a state law. Vadney – In other words, it's a well radius with a section missing, in effect. LaBrecque – You sign a release, it's a process with the state. Whether you sign a release or not, there's one automatically assumed. (inaudible – no mike). Vadney – As a general rule we're pretty flexible about BLA's, we're pretty flexible as long as it doesn't force some non-conforming unacceptable lot. Flanders – As I look at this plan, I see the driveway coming out up here near the roundabout, there's a curve in the road there and I question whether you'll have the proper sight distance from that driveway looking down Upper Ladd Hill Road. Because of that being on the inside of the curve, your sight distance is somewhat limited. Dever – If my memory serves me right, that whole area in front was the whole

parking area for the Pemi Glass Co. There were no trees and that was actually paved over so there's nothing to improve on the sight distance from this point. Flanders – Their plan is going to alter that. It would be part of their landscaped buffer as I look at the plan. Vadney – At a minimum, we would have to have some kind of a visual restriction or a planting restriction so you couldn't encumber that view. Keenan - The parcel of land we're proposing to buy is all treed so that does have some restrictive view areas coming onto the Sprague property. Sprague – (inaudible-no mike). Keenan - We would have good visibility from the roundabout to the bank so the bank could be seen from Route 3. Vadney - The two papers we have here don't seem to show how that approaches the roundabout, I can kind of visualize it but how far away it is and what the radiuses would be is something we would look at. Flanders - You can start to see the radius approaching the roundabout or Mile Point right next to the roundabout way at the top corner on the right-hand side of Upper Ladd Hill ROW. ** Keenan – Basically, what this does because of the inclines here, it allows us to raise the building about 8' here and drop the walls about 11' in the back area. Angela did bring the point out about this location and would prefer it here but the reason we bought the lot is to give us a little better flexibility in entering and exiting the lot. Vadney – I think we do want to be careful with any headlights with a driveway there coming out because these can be confusing where you've got regular traffic and then a parallel right close. LaBrecque – Mike Faller hasn't seen this so I don't know what he's going to say about its proximity to Upper Mile Point and to the roundabout and I'm guessing DOT, because this probably won't be a very big traffic generator, but it would be something that would need to be run by DOT just in case it impacts that roundabout. Flanders – Lou Caron will be reviewing the drainage analysis and grading. Touhey - Any car coming out would have to stop at this stop sign. It appears to me you're going to have room for about one or one and one-half vehicles. Flanders – I understand why they are putting it there is because of the slope and that land is higher and accommodates raising this a little more than try to flatten this out and make it more useable. I think we just need to get some weigh-in from DPW and Lou Caron as to the acceptability of that driveway. LaBrecque – Before we bring on the engineer who is a contract engineer for the Town, you formally submit an application and technical review fee. Keenan - I'm talking your Town Engineer. There is also the DPW that takes care of our roads and they would review that independently. Does the state own the land between Daniel Webster Highway and Upper Ladd Hill Road at that point? Is that part of your parcel? Is this site currently served by the municipal sewer system or is it on septic? Keenan – We would be tying into the sewer with the new connection. Vadney – This is a one-story building 2,500 sq. ft. in size. Keenan - Drawings on the elevations of the building have been provided to the Board. In the design of the building, we were recommended to look at the Volvo garage and Harley Davidson with the reverse gables and the windows and things like that and pretty much go in that direction. Vadney – From a pre-application standpoint, the concept isn't bad. Flanders – It seems like a good use there. One of the problems we have in that corridor is traffic coming out into Route 3 or whatever and it's not going to be an issue here because they are coming out on Upper Ladd Hill and then they will be going through the roundabout which can easily handle it. Vadney – I don't think the Board would have any problem with having a bank there. The lay of the land as far as a boundary line adjustment that we're not isolating something that's

worthless. As far as the contours of the land, we'd be flexible working with you as long as we can get the safety and sight distances we need. We want to see the drainage, although with a small site like that, I don't think the drainage would be an issue. Keenan - We would be putting a detention area in there to detain the water. LaBrecque - That's not what's shown currently, right? There's probably not a lot of drainage that comes in that direction anyway. LaBrecque - It comes off that hill in the back. There's currently a drainage ditch right there anyway to handle the water that comes off the hill and with the additional impervious and the state's requirement for non-degradation because Waukegan is now impaired by the way, I just found that out. Lake Waukegan is an impaired water body. When we got Golden View's permit from the Wetlands Bureau, there was a non-degradation requirement on there. Vadney - This doesn't drain into Waukegan. LaBrecque - It does, the culvert goes underneath the road. This water does not end up at the railroad tracks at the lumber yard. Flanders - It goes down behind Burlwood and into Waukegan. What he was describing is a recharge system which is the same thing that was done at Harley and the dentist's office up on Northview Drive. LaBrecque - It provides the ability for infiltration above the storage capacity. Flanders - in most cases, they can get the post site development drainage to a level not greater than the pre-site development drainage. I recommend you work on an energy efficient building and there are programs around and stuff like that which can help. Keenan - The building will exceed all the code requirements. Flanders - I'm looking at the west elevation that's going to be facing Upper Ladd Hill and ultimately Route 3, what we've tried to do if you look at the Harley Shop and the Volvo garage is to use some architectural features that break up the massing of the roof lines and stuff. We could put a couple doghouse dormers on there. If you look at our police station, we did the same thing there. If you look at this elevation, this part of the roof is a very major element of it. LaBrecque reviewed the Site Plan checklist with the applicant. This lot is split by a zoning district if you do a lot line adjustment, I'll explain that at a later date. Bayard - Check on the Sign Ordinance and stuff too, I know most of them are relatively modest but the North side has a fairly large sign. (inaudible) Flanders - This probably exceeds the square footage allowed. Keenan - Can the sign itself be within the 30' buffer? So that way you can have a sign out near the street. Flanders - If you put an American flag on the site, that has to be lit so you would have to show a way of lighting it. Keenan - One adjustment we're going to make to the building because we need 5' sidewalks so its very possible the reverse gable on the front of the building would be pulled back just a little bit so we could get the 5' sidewalks in that area without totally redoing the whole lot. Flanders - We are conscious of light pollution so wall packs will have to have down lighting. Keenan - Is there a dark sky ordinance? Flanders - No. Vadney - We look at it and we can make exceptions if its really required. The ordinance is Mr. Flanders. Flanders - We are very sensitive to light pollution. LaBrecque - It's in our Site Plan Regs. I believe the regulations say that lighting should be cutoff fixtures and down lighting. Vadney - We don't have a dark sky ordinance. Flanders - I just made that comment to make them aware we will be looking at light pollution as well. Keenan - We did take that into consideration because of what's at the Volvo garage and Harley Davidson, those are all down lights with cutoffs. Vadney - Where you end up putting a sign within the legal boundaries, it also can't impinge on sight distances and stuff.

TOWN PLANNER'S REPORT

Vadney – Angela wants to discuss a Town Energy Committee. The Board of Selectmen at their last meeting has approved a local Energy Committee and I have copies of the local Energy Committee's charge approved by the Selectboard. Bill Bayard volunteered to be a member of the Committee from the Planning Board. The Selectmen have approved forming a committee and there is no idea of a commitment of time. LaBrecque – I believe they would like to have a report by the end of December, 2010. The state is issuing a grant and the Town has applied for money to do some lighting upgrades and some energy audits and planning including a chapter in our next Master Plan. I have been working with the Co-Op and they sent up an outfit from Massachusetts that's evaluating our buildings and doing electrical audits. The Co-Op has a contract with this consulting firm. It's a service that's provided by the Co-Op and they've sent these people out to do audits. Based on these audits, I'm going to request money to do some upgrades, but we would like to have whole building audits. Right now I'm currently doing a greenhouse gas inventory so I've gathered information from the Co-Op, gas company and the oil company to give me all of our usages for the past 3 years and reviewing the data trying to get that together so we can figure out which buildings need audits so that will be a great place for the Energy Committee to start. Hopefully, they will be able to hit the ground running. Applications from the citizens are due by February 2, 2010. The first meeting may be at the end of March or beginning of April.

Meeting adjourned at 7:50 p.m.

Respectfully submitted,

Mary Lee Harvey
Administrative Assistant
Planning/Zoning Department

The above Minutes were read and approved at a regular meeting of the Meredith Planning Board held on _____.

A. William Bayard, Secretary