

PRESENT: Vadney, Chairman; Bayard, Secretary; Bliss; Kahn; Granfield;
Flanders; Tivnan; Clerk

Flanders moved, Bliss seconded, THAT THE MINUTES OF April 26 2005, BE APPROVED AS PRESENTED. Voted unanimously.

APPLICATION SUBMISSIONS

1. **RCC ATLANTIC, INC.** – Proposed Site Plan Amendment to co-locate on an existing telecommunications tower, including construction of an equipment shelter and back-up emergency power equipment, Tax Map S17, Lot 17E, 15 Northview Drive in the Commercial-Route 3 South Zoning District.*

Application, site plans and abutters list are on file. Filing fees have been paid. Recommend application be accepted as complete for purposes of proceeding to public hearing.

Bayard moved, Granfield seconded, THAT WE ACCEPT THE APPLICATION OF RCC ATLANTIC, INC. FOR A PROPOSED SITE PLAN AMENDMENT TO CO-LOCATE ON AN EXISTING TELECOMMUNICATIONS TOWER INCLUDING CONSTRUCTION OF AN EQUIPMENT SHELTER AND BACK-UP EMERGENCY POWER EQUIPMENT, LOCATED AT 15 NORTHVIEW DRIVE. Voted unanimously.

EDNA SWANK – Proposed minor subdivision of Tax Map R10, Lot 22, into two (2) lots (1.76 ac. and 1.82 ac.), located on Bryant Island in the Shoreline District.

Application, subdivision plans and abutters list are on file. Filing fees have been paid. Recommend application be accepted as complete for purposes of proceeding to public hearing.

Bayard moved, Bliss seconded, THAT WE ACCEPT THE APPLICATION OF EDNA SWANK FOR A PROPOSED MINOR SUBDIVISION LOCATED ON BRYANT ISLAND. Voted unanimously.

PUBLIC HEARINGS

1. **BRADLEY LEIGHTON** –(Rep. Carl Johnson, Jr.) Continuation of a Public Hearing held on April 26, 2005, for a proposed Site Plan Amendment to establish

outside storage areas, Tax Map S25, Lot 15, located accepted at 177 Waukewan Street in the Business/Industry District. Application accepted April 26, 2005.

A primary concern of the Board was the storage tanks, which would contain the Magic Salt. One of the reasons the hearing was continued was that Bob Hill was to provide a letter to the Board that he has investigated the product and to offer his opinion on whether it was hazardous material. Late today, we received a memo from Mr. Hill. In summary, he has investigated the product and has determined that it is not an environmentally detrimental product. The tanks appear to be suitable for the application of storing the Magic Salt. No problem with the location of the tanks provided the berm is in place where it shows on the plan. He does recommend that the tanks be inspected at the end of a 5-year period. The Board had some concerns with the timing of the construction of the berm. That has been scheduled and Mr. Edney is aware of that and will be conducting on site inspections during construction to make sure it complies with the site plan. Bob is satisfied with the earthen berm. Flanders – If everything drains to the back of the site, does it mean it has to go to the left hand corner to get out of there? Johnson – We had talked about during construction to provide a break through so that water would not be pooled. You don't want anything to pool in there. Flanders – Seems like you would have to rip rap the edge of that bank so you didn't erode it away. Johnson- There would probably be an element of stone in there. Flanders – That's the kind of detail that normally shows up on a plan at this point. Johnson - We would be happy to add that. They want to have this berm inspected during the construction process. That was part of the requirements of the previous plan so they don't have to wait for signature of this plan to start the construction of the berm. We would be happy to add that as an as built prior to the signing of this plan. Bayard – Do you have an idea as to when the berm is going in? Johnson – I think it is next week. If you conditionally approve it tonight, it will be available for signature in two-weeks.

Flanders moved, Bayard seconded, I MOVE WE APPROVE THE SITE PLAN AMENDMENT OF BRADLEY LEIGHTON, TAX MAP S25, LOT 15, LOCATED AT 177 WAUKEWAN STREET IN THE BUSINESS INDUSTRY DISTRICT, SUBJECT TO THE FOLLOWING CONDITIONS: (1) FINAL PLANS SHOULD SHOW THE RIP RAP AND THE LOCATION IN THE BACK WHERE THE WATER IS ALLOWED TO DRAIN; (2) FINAL PLANS SHOULD INDICATE THAT THE USES OF THE LOT, STORAGE AND PARKING SHOULD BE LIMITED TO THE OCCUPANTS OF THE BUILDING THAT HAVE BEEN APPROVED VIA THE CO PROCESS; (3) FINAL PLANS SHOULD INDICATE THAT THERE WILL BE NO OUTSIDE VEHICLE WASHING OR VEHICLE MAINTENANCE; (4) FINAL PLANS SHOULD INDICATE THAT THE SITE IS LOCATED WITHIN A PUBLIC DRINKING WATER SUPPLY WATERSHED; (5) NO MATERIALS BE STORED OUTSIDE THAT COULD BE CONSIDERED HAZARDOUS; (6) TANKS BE INSPECTED EVERY FOUR YEARS AND (7) SUBJECT TO THE USUAL RIGHT TO REVIEW AND AMEND. Voted 6-0 in favor of the motion.

2. RCC ATLANTIC, INC.: (Rep. Chad Blackiston)

We would like to co-locate on the existing communication facility. The proposed installation would consist of attaching antennas to the existing lattice just beneath T-Mobile's antennas. The existing compound will need to be expanded slightly to accommodate RCC's associated equipment shelter and back-up emergency power equipment. There will be no proposed increase in the existing height of the facility and there will be no significant increase in flow of traffic. I do have a copy of John's concerns and I thought I would go over them. We will be shifting the shelter over towards the fence, so the well will not be impeded. We are not doing any work in the northwest corner. This was indicated on the plans in case another carrier or the Town came in later. That area could be used. I think that is what John was concerned with in his staff review when he mentions the proposed compound extension will likely necessitate a fill slope extension. Bayard – It seems we would want a note on the plan, that should someone occupy this, it would require grading and stabilization. Flanders – Any new applicant would have to come back for a site plan amendment. I don't think we have to do that now. Blackiston - We propose to create a T at the end of the silt fence to block any sediment from running down the hill. Vadney – What are the boundaries of this property? Blackiston– I don't know. Vadney – Is this just a little corner of it? Blackiston – Yes. John had concerns with the setback of the propane tank. He states the code requires the tank setback to be 25' from the building. I went out and measured it and it is about 19' to the building. We had faxed to John the National Fire Protection Act that says there is an exclusion of the 25'. It states that the distance from above ground containers, applies to the 1000 gallons that we have to buildings, " shall be reduced to 10' for a single container, 1200 gallons or less, where such containers are at least 25' from any other gas container, but more than 125 gallons". There is another gas container back in the parking lot that is about 80' away, so we are hoping that the 10' will apply. I think John is OK with that, but I have not heard back from him. The unlabeled small block on the plan is a 250-gallon diesel generator. It is self-contained. The generator is on top and the fuel tank is directly underneath. Vadney – It is my understanding that if we give conditional approval, you would have to go before the ZBA to get the verification that there would be no impact to Municipal Use. Granfield – Is there any frequency problems because the Town will probably be putting in Fire and Police? Blackiston – No, There is a vertical separation. That prevents interference from each carrier. I plan to ask John to forward to me the specs that the Town has in mind. Then we could look at the frequency, see what's there, and then figure out a spot before I go to the ZBA. Quintal – We manage this site. We built it. Regarding the Town's use, we gave the Town permission to locate on the tower. It specifies on the original Site Plan that the Town shelter would be up against US Cellular's existing structure that is there now. We did say you can go on the tower, but we made no statement regarding frequency or filters. I have spoken with John. We will have this all worked out.

Bliss moved, Granfield seconded, I MOVE THAT WE APPROVE RCC'S ATLANTIC INC. PROPOSED SITE PLAN AMENDMENT TO CO-LOCATE ON AN EXISTING TELECOMMUNICATIONS TOWER, INCLUDING CONSTRUCTION OF AN EQUIPMENT SHELTER AND BACK-UP EMERGENCY POWER EQUIPMENT, TAX MAP S17, LOT 17E, 15 NORTHVIEW DRIVE IN THE COMMERCIAL-ROUTE 3 SOUTH ZONING DISTRICT, WITH THE FOLLOWING CONDITIONS: (1) A SPECIAL EXCEPTION IS REQUIRED IN ACCORDANCE WITH THE WIRELESS TELECOMMUNICATION FACILITY ORDINANCE AND SHALL BE CROSS REFERENCED ON FINAL PLANS; (2) FINAL PLANS SHOULD INDICATE THE DITCH AND EOP; (3) FINAL PLANS SHOULD INDICATE THE PROPOSED GRADING AND STABILIZATION IN THE AREA; (4) FINAL PLANS SHOULD BE AMENDED TO SHOW THE EXTENDED BUILDING LINE PREVIOUSLY APPROVED AND CONSTRUCTED, AND THE APPROPRIATE SETBACK BETWEEN THE BUILDING AND THE TANK AND/OR REFERENCE MEMO FROM THE NATIONAL FIRE PROTECTION ACT; (5) FINAL PLANS SHOULD LABEL THE STRUCTURE AS A DIESEL GENERATOR WITH A TANK UNDERGROUND ; (6) CHECK WITH JOHN REGARDING WHAT IS NEEDED AS FAR AS MEREDITH'S FUTURE USE OF THE TOWER AND (7) SUBJECT TO THE USUAL RIGHT TO REVIEW AND AMEND. Voted 6-0 in favor of the motion.

3. EDNA SWANK: (Rep. Carl Johnson, Jr.)

This property is located on Bryant Island in the middle of Lake Wicwas. The abutters list contained the applicant and me. There is a deeded parcel of land on Chemung Road, which is a point of access. Meredith does not require you to have a point of access for an Island or to subdivide an Island. The applicant was hoping to get three lots. Mr. Shuey of Gove Environmental did a site-specific soils map. We took the lot sizes in the chart and came out with a soil type in the area, minimum lot size, and came up with a total of 2.01 lots allowed. A detailed topography was done and the wetlands were delineated. There are three very small non-designated wetlands and one wetland, which require both a 50' structure setback and a 75' septic system setback. We have test pits, benchmarks, two proposed building sites and two proposed dock sites. The State of New Hampshire has approved a dock at the point of access. There is a proposed power and utility line. Right now it is just a proposed power line. This power line goes to Rt. 104. It will go underneath the highway and enter Lake Wicwas. The State of New Hampshire Wetlands Bureau does not approve the point of access into the Lake, but they do have a review process for the access onto the island. That would be a necessary approval to get for the power. We have tried to divide the Island out sensibly. John wants to make sure that each one of these parcels has 1.0 ac. lots per lot. In my mind it is a little irrelevant where the division line is. We can address that. We can tweak the lot line. With John not here, we are not going to see an approval tonight. That would not be fair to him. We have some work to do in terms of State

and Wetland approvals. Vadney – What's the depth to ledge out there? Johnson - The test pits that were dug were 6' no ledge. There are parts of the island that have ledge, but they have soil types that as you see in the minimum size, are zero. It is not allowed. Those soil types that contain shallow depth and ledge you can't count towards your minimum lot size. That is taken care of in the site-specific soils map. Proposed lots meet the 40,000 sq. ft. density. Lake Wicwas is artificially impounded because of the dam down on Meredith Center Road. You have to use your judgment to determine the seasonal high water table. John thinks this property has one front and one rear setback. I think it has one front and one side. We will need to work that out with Mr. Edney. The building setback would then change from 20' to 30'. This would not affect the availability of a building envelope. I will put a note on the plan indicating the certification of the wetlands. NHDES Subdivision approval is required. I don't believe this is an environmentally sensitive site. You have 50% of the sites on Lake Wicwas that are not this big and the soil is not as good. The pins have been set. We would be happy to continue it and hope that it could be continued to the next available meeting. I'd like to get the Board's general impression of things. Kahn– What is going to happen with the lot on Chemung Road? How big is the lot and what do they propose to do with it? Johnson – Park cars? Kahn – Is there going to be some condo agreement? Johnson – It is deeded with the property. Bayard- Do we need abutters? Johnson – I am going to caution you on this. This is not part of the application and it is not a requirement of the Board that we even provide it. Bayard - I am just asking. Vadney – Were you speaking to abutters for the island or for the other lot? Bayard – It's part of the parcel. Johnson – It is in the deed, but it is not part of the parcel. It would be the same as if you had two separate tracts of land in the same deed. Doing work on one piece and having to notify abutters on the other. Vadney - The owners could subdivide this and sell these two pieces and keep the other parcel for themselves. Johnson – Absolutely. Vadney – How far is it from the island to Rte. 104? Kahn – I'd say about 1000 ft. Flanders – I don't think we need to do a site inspection. Johnson - I think John's concerns are the soils. If we came in with 2.6, this would be all over with. John is concerned with the site-specific soils map. The fieldwork was done in January. There was no frost then. I represented to John to have this continued. The Board decided not to have a site inspection.

Bliss moved, Granfield seconded, I MOVE THAT WE CONTINUE THIS HEARING TO MAY 24, 2005. Voted unanimously.

4. WAYNE AHLQUIST, ACME CHOPPERS FOR EAGLE ENTERPRISES - Continuation of a Public Hearing held on April 26, 2005, for a proposed Site Plan Amendment to establish a motorcycle sales, service and repair use, Tax Map S19, Lot 9, located at 45 Daniel Webster Highway in the Commercial-Route 3 South District. Application accepted April 26, 2005.

Flanders – I think we should continue this to a date specific or don't continue it at all.

Vadney – We didn't have any problem with the basic idea. We were just trying to understand it. Even the wordings "establish a motorcycle sales, service and repair use". It's not really a motorcycle sales; it's accessory sales. Is that correct?

Ahlquist – That's incorrect. The majority of the work that is going to be done is basically building high-end custom motorcycles from the ground up.

Vadney – So it is a case like the guy on TV?

Ahlquist - Yes, low volume.

Vadney – You will be fabricating that type of thing.

Ahlquist - I don't plan on doing much for service. I don't plan on being open for service calls.

Vadney – So you actually build the motorcycle?

Kahn – So the fabrication will be on site?

Ahlquist - Yes.

Flanders – That is not even close to what was told to us the last time.

Ahlquist - High-end, limited production. There will be me and maybe one other employee. I don't plan to do any large production runs. Any large production runs would be shipped out.

Vadney – We were told parts and accessories.

Kahn- Where would you be doing the testing?

Ahlquist - There won't be much need for testing per se. When the motorcycle is completed, it would be test-driven. It would be fully registered and insured before being test driven by a licensed driver on the road. There would not be any vehicle testing off road.

Bliss – This was the information we were looking for.

John said that motorcycle sales are an accepted use in this area.

Flanders – It is a permitted use.

Flanders – Is there any paintwork being done?

Ahlquist – Absolutely not. All will be done off site.

Vadney – You might fabricate fenders and then ship them out for painting?

Ahlquist – Yes.

Flanders – What about hazardous materials of any type?

Ahlquist – There really won't be any. All of the coolant that the machinery runs on is biodegradable and separated from any of the precious metals.

Flanders – What about fuel storage?

Ahlquist - It will be minimal. I don't think there will be a need for more than 5-10 gallons on site.

Granfield – Explain how this process flows? You design the motorcycle and then order the parts. When the motorcycle is completed, I come back. When does it get run?

Ahlquist - When the motorcycle is completed it would be test fired, and then test-driven.

Vadney - You will have a Dealer permit with temporary plates?

Ahlquist - Right, or the motorcycle will be fully registered and insured by the owner.

Flanders – The metal components like the frame, fuel tank, fenders, you will be fabricating them on site?

Ahlquist – Right, not 100% of the time but on a case-by-case basis. My goal is with the proper skill and equipment to fabricate the majority of that in house.

Granfield - Your store hours?

Ahlquist- I would like to do Monday – Saturday, 8:00AM to around 7:00PM, year round. Even though I have a good location on Rt. 3, I am not expecting a ton of local business. I would like it to work out that way, but I feel the majority of my business will come from trade shows, Internet advertising and magazine advertising.

Bliss – How many bikes at once will you be working on?

Ahlquist- Maybe one or two, but not sure at this time. Space permitting, four is about the limit.

Bliss- Any plans to have tents for motorcycle weekend?

Ahlquist – I would like to set up a tent with some T-shirts and a few motorcycles on display.

Bliss – We also spoke about a dumpster. Was that added to the plan?

Ahlquist – It isn't

because it's not something that will be required. As I stated, I will not be having a lot of waste. I will be taking care of it myself. Flanders – There will not be any trash outside the building itself? Ahlquist - Absolutely not. Bayard – What type of machines will you have? - Ahlquist – One full size Bridgeport milling machine, a large tool room, various sanders, a large metal cutting band saw, buffing wheels, and a few welding tables. Flanders - Will you be installing some sort of exhaust system for the fuel for the welders? Ahlquist – I am running a system that does not use an exhaust. It's an air filtration system with a hepa filter. Granfield – Your deliveries? Ahlquist - UPS, Fed Ex or a small box fan. Granfield – Sign? Ahlquist – I plan on re-lettering and painting the existing sign. Kahn - How is the building heated? Ahlquist – There are two combination units. They are heating and air-conditioning that are electrically operated. They are on a separate circuit from the power company and billed at a different rate. Bayard – I would like to get a reading from Bill and John as to the acceptability of fabrication in the Commercial District. Bliss – I thought we went over that last week. Flanders – I don't think it would be unreasonable to ask for an interpretation from Bill because what we have been told tonight is substantially different than what we were told the last time. Bayard - It sounded like it was primarily retail with some design work and most of the fabrication off site. It's now more fabricating of motorcycles, which may be perfectly acceptable with Bill and John. Vadney – I was confused about the motorcycle sales and the full motorcycle fabrication. I am not against it. It is just a totally different outlook until you explained it to us. I agree with both Pam and Bob. Ahlquist – This will be extremely low volume manufacturing. Anything slated for a production run would be done off-site. This is how I presented this to John and Bill from the start. Bliss – Is this really going to hold you up if we go to the next meeting? Ahlquist – I think it will. I would really like it to be up and running motorcycle week. I think I have a good chance of re-cooping some of my investment. Kahn – What if we approve it conditionally with one of the conditions being that Bill Edney approves the use. Ahlquist – I had Bill on-site along with Chuck Palm. Bill has a very good idea of what I am planning to do. Flanders – In my mind the differentiation is that he is going to have machine tools. Bliss – We could have something go in here with a lot more extensive use. This does not seem to be high use. I would like to see us make a motion. Flanders – I don't think that is the issue. Bliss – Then what is the issue? Flanders - I would like to have something from Bill that the use is accepted in that zone. Bliss – I would like to grant conditional approval. If Bill had a big problem with it, why wasn't there a letter in our packet? Bayard – According to John's staff review, the applicant proposes to establish a small, high-end motorcycle retail sales facility with an accessory design fabrication workshop. All major parts machining and production will be performed off site. Apparently that was the understanding by at least John. Bliss – Do you call four motorcycles at once major production? Kahn - He had Bill on site and apparently he knew what they were proposing and it seems that John didn't know exactly what they were proposing, anymore than we did until this evening. I think we can handle this through a conditional approval. Flanders –

Who talked with Bill and John? Roy – We both did on separate occasions. Ahlquist – I had a meeting with both Bill and John about 30-40 days ago. I explained to them exactly what I explained to you tonight. I can only speculate that they had a full understanding. Vadney – Did you talk about having a milling machine and fabricating chassis? Ahlquist – Yes and one of my concerns were the welders and flame cutting equipment. I wanted to make sure before I even signed a lease that this was a permitted use. It was a non-issue. Roy – What was written on the Site Plan application was a summary of the discussion that I had with Wayne. Wayne was able to go into much more detail with Bill on site than I was able to write on the application. Granfield – My question is did you meet with Bill and John subsequent to the last meeting or prior? Ahlquist – Prior to that. Granfield – Then John should have at our last meeting said that you were going to fabricate motorcycles. That's the problem I am having. Flanders – I want to be certain that Bill is acting on correct information. Ahlquist – I am confident that he is. Roy – I did not talk to John about the use per se. I did not get into detail with John. We are not trying to mislead anyone. Vadney – The only issue now is did John and Bill understand it the way we now understand it. Two-weeks ago your answers might have misled us because we asked the wrong questions. I think we went down the wrong path. Kahn – John was operating on the assumption that in this zone, fabrication was an accessory use. I am concerned that fabrication is the primary use. Flanders-That makes a big difference. Let me make a motion.

Flanders moved, Bayard seconded, I MOVE THAT WE CONTINUE THIS HEARING TO MAY 24, 2005 SO WE CAN GET A DEFINITE READING FROM THE CODE ENFORCEMENT OFFICER AS TO WHETHER THIS MANUFACTURING IS ALLOWED IN THIS ZONE AS A PRIMARY USE AND TO GET A READING FROM THE FIRE CHIEF AS TO WHAT PRECAUTIONS NEED TO BE TAKEN TO STORE COMBUSTIBLE WELDING GASSES AND SO FORTH ON SITE SAFELY. Voted unanimously.

SIGNATURES/ ADJOURN

Flanders moved, Bliss seconded, THAT WE AUTHORIZE THE FOLLOWING PLANS TO BE SIGNED OUTSIDE OF A REGULARLY SCHEDULED PLANNING BOARD MEETING: (1) SUBDIVISION PLAN FOR MARK AND ROBIN BRADY; (2) SITE PLAN FOR HART'S RESTAURANT AND (3) SUBDIVISION PLAN FOR 38 MAIN LLC. Voted unanimously.

Meeting adjourned at 9:00PM

PLAN SIGNATURES: Meredith Village Savings-Site Plan, Crestwood Estates -
Subdivision, Normand Morin "Case & Keg" - Site-Plan.

Respectfully submitted,

Chris Tivnan
Clerk
Planning/Zoning Department

The above minutes were read and approved by the Meredith Planning Board at a
regular meeting on _____.

William Bayard, Secretary