

PRESENT: Vadney, Chairman; Sorell, Vice-Chairman; Bayard, Secretary; Flanders, Selectmen's Rep.; Dever, III; Lapham, Alternate, LaBrecque, Town Planner; Harvey, Clerk

Sorell moved, Dever seconded, MR. CHAIRMAN, I MOVE WE APPROVE THE MINUTES OF APRIL 28, 2009, AS PRESENTED. Voted unanimously.

APPLICATION SUBMISSIONS

1. **KRISTEN B. MONTANA** –Proposed 3-lot subdivision of Tax Map U07, Lots 14 & 14A (5.06 ac., 5.08 ac. & 6.10 ac.), located at 1 Blueberry Hill Road, Meredith Neck.

The proposed 3-lot subdivision is located on Blueberry Hill Road. There are currently 3 lots existing, 14 & 14A. The applicant is proposing to adjust the easterly lot line of Lot 14 and make two separate lots shown as 14A and 14B on the plan. The 3 proposed lots are 5.07, 5.08 and 6.1 acres in size. The subdivision plan, checklist and abutters list are in the file. Application fees have been paid. Recommend subdivision application be accepted as complete for the purpose of proceeding to public hearing this evening.

Dever moved, Sorell seconded, THE APPLICATION FOR KRISTEN B. MONTANA BE ACCEPTED FOR THE PURPOSE OF PROCEEDING TO PUBLIC HEARING THIS EVENING. Voted unanimously.

2. **SAI FOR AT&T MOBILITY** - Proposed Site Plan Amendment to add a new antenna to an existing cell tower, Tax Map S17, Lot 17E, located at 15 Northview Drive in the Commercial-Route 3 South District

The applicant is proposing to add an additional antenna to the existing 160' tower at the top of Northview Drive as well as an 11.5' X 20' AT&T shelter and 4' x 11' generator pad. Site Plan, checklist and abutters list are in file. Application fee has been paid. Recommend site plan amendment application be accepted as complete for the purpose of proceeding to public hearing this evening.

Dever moved, Bayard seconded, THAT WE ACCEPT THE APPLICATION OF SAI FOR AT&T MOBILITY FOR THE PURPOSE OF PROCEEDING TO PUBLIC HEARING THIS EVENING.

PUBLIC HEARINGS

1. **SACHELS REALTY TRUST** – Continuation of public hearings held on April 14 and 28, 2009 for a major subdivision of Tax Map R07, Lots 49 & 50 into 9 lots (ranging from 1.69 ac. to 9.07 ac.) located on Meredith Center Road in the Residential District. Application accepted on March 24, 2009.

This is a continued hearing to allow for some additional information to be brought forward. We are still waiting for State subdivision approval and NH DES approvals for the wetland crossings. A waiver is required from the Board of Selectmen regarding the length of the road and a waiver from minimum road standards. Notes have been added to the plan regarding approval of the driveway entrance. Paul Fluet has been in contact with Lou Caron regarding some of our changes to the plan and they will meet prior to recording of the mylar. We are working on an access easement to where the previously subdivided lot connects with the existing roadway. The Conservation Commission recommended the applicant attempt to relocate a portion of the roadway slightly to the south in an effort to minimize the impact to a wetland finger coming down from the north. They suggested that it be moved 10 or 12 feet and we were able to move it almost 20' away from the wetland. There are a couple of engineering details that prevent us from moving it any further, one of which is the entrance out to Meredith Center Road because there's a telephone pole there. The Conservation Commission's concerns have been reviewed by Lou Caron and incorporated into the roadway grading and drainage plan: (1) The road has been shifted south approximately 10' closer to Collins Brook to avoid more direct wetland impact. The adjusted road area would be located more in the general area of the existing dirt road, an already disturbed area. (2) The detention drainage area has been moved further uphill away from the wetland buffer. This appears to have been done on the engineering plans but not reflected on the subdivision plan; and (3) A box culvert will be used over the wetland crossing just before the hammerhead turnaround.

Dever moved, Flanders seconded, MR. CHAIRMAN, I MOVE WE CONDITIONALLY APPROVE THE PROPOSED 9-LOT SUBDIVISION OF SACHELS REALTY TRUST, TAX MAP R07, LOTS 49 & 50 LOCATED ON MEREDITH CENTER ROAD IN THE RESIDENTIAL DISTRICT, SUBJECT TO THE FOLLOWING CONDITIONS:

- (1) THE FINAL SUBDIVISION PLAN SHALL IDENTIFY THE TYPE OF EVERY WETLAND IN THE SUBDIVISION AS WELL AS THE REQUIRED BUFFERS AND SETBACKS.
- (2) A SPECIAL EXCEPTION IS REQUIRED FOR 4,532 SQ. FT. OF DIRECT WETLAND IMPACTS AND 27,584 SQ. FT. OF BUFFER IMPACTS AND SHALL BE CROSS REFERENCED ON THE FINAL PLANS.
- (3) PRIOR TO FINAL APPROVAL, A WETLANDS PERMIT FROM NHDES IS REQUIRED AND SHALL BE REFERENCED ON THE FINAL PLANS.
- (4) STATE SUBDIVISION APPROVAL SHALL BE CROSS-REFERENCED ON THE FINAL PLANS.
- (5) THE APPLICANT MUST RE-APPLY TO NHDOT FOR A NEW DRIVEWAY PERMIT AND IT SHALL BE CROSS-REFERENCED ON THE FINAL PLANS.
- (6) THE FINAL PLANS SHALL INDICATE WHAT PORTION OF THE EXISTING GRAVEL ROAD IS TO BE MAINTAINED AND THE EXTENT OF THE ROAD TO BE RESTORED TO A NATURAL STATE.

- (7) MORE DETAILED INFORMATION ON THE LAYOUT AND PROFILE OF THE PROPOSED ACCESS FOR LOT 49A SHALL BE PROVIDED FOR REVIEW.
- (8) THE FINAL COMMENTS PROVIDED BY LOU CARON ON MAY 8, 2008, SHALL BE INCORPORATED INTO THE ROADWAY PLAN FOR REVIEW. FINAL PLANS SHALL REQUIRE APPROVAL BY THE DPW.
- (9) AN ADDITIONAL TECHNICAL REVIEW FEE IS REQUIRED PRIOR TO COMPLETION OF THE ENGINEERING REVIEW AND SUBSEQUENT FINAL APPROVAL.
- (10) PRIOR TO FINAL APPROVAL, THE APPLICANT SHALL OBTAIN A ROAD WAIVER FROM THE BOARD OF SELECTMEN TO CONSTRUCT A DEAD-END ROAD LONGER THAN 1,000 FEET IN LENGTH AS WELL AS THE ROAD STANDARDS WITH RESPECT TO WIDTH AND FILL SLOPES.
- (11) THE FINAL PLANS SHALL INCORPORATE DRAINAGE EASEMENT AREAS AROUND THE CROSS CULVERTS.
- (12) A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE SUBMITTED TO THE TOWN.
- (13) THE FINAL PLANS SHALL HAVE A NOTE STATING EACH RESIDENCE WILL REQUIRE A SPRINKLER SYSTEM AND BE NOTED IN THE INDIVIDUAL DEEDS. THE FIRE CHIEF SHALL SIGN OFF ON THE FINAL SUBDIVISION PLAN.
- (14) A PERFORMANCE GUARANTEE WILL BE REQUIRED TO GUARANTEE SATISFACTORY SITE STABILIZATION. IT IS RECOMMENDED THE BOARD ACCEPT BOTH UNIT COST ESTIMATES AND SET AN AMOUNT FOR 2 PERFORMANCE GUARANTEES AS FOLLOWS:
 1. \$43,216 FOR SITE STABILIZATION ONLY REQUIRING THE ROAD CONSTRUCTION OCCURS PRIOR TO RECORDING THE SUBDIVISION PLAN, AND
 2. \$284,187 FOR SITE STABILIZATION AND ROADWAY CONSTRUCTION ALLOWING THE SUBDIVISION TO BE RECORDED PRIOR TO CONSTRUCTION OF THE ROADWAY.
- (15) THE FORM OF THE GUARANTEE SHALL BE EITHER CASH OR LETTER OF CREDIT. THE FORMAT OF THE LETTER OF CREDIT OR CASH AGREEMENT SHALL BE APPROVED BY THE FINANCE DIRECTOR.
- (16) A PRECONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO STARTING ANY SITE WORK.
- (17) DRAFT ACCESS EASEMENTS FOR CONTINUED ACCESS TO LOT 49A SHALL BE SUBMITTED FOR STAFF TO REVIEW. THE APPLICANT SHALL PROVIDE WRITTEN AUTHORIZATION FROM THE UTILITY COMPANY TO GRANT AN EASEMENT OVER PROPOSED LOTS 2 AND 3 WITHIN THE 100' UTILITY EASEMENT FOR THE BENEFIT OF LOT 49A.
- (18) A DRAINAGE EASEMENT FOR CONSTRUCTION, ACCESS AND MAINTENANCE OF THE SWALE AND DETENTION POND ON LOTS 5 AND 6 SHALL BE SUBMITTED FOR STAFF REVIEW. THE DRAINAGE

EASEMENT SHOULD SPECIFICALLY ADDRESS FUTURE MAINTENANCE RESPONSIBILITY.

- (19) A NOTE SHALL BE ADDED TO THE SUBDIVISION PLAN INDICATING NO FURTHER SUBDIVISION IS PERMITTED.
- (20) THE SURVEYOR OF RECORD SHALL PROVIDE WRITTEN EVIDENCE THAT ALL PINS HAVE BEEN SET PRIOR TO RECORDING THE MYLAR.
- (21) THIS CONDITIONAL SUBDIVISION APPROVAL IS VALID FOR A PERIOD OF 24 MONTHS, AT WHICH TIME FINAL APPROVAL MUST BE OBTAINED OR A PUBLIC HEARING MUST BE HELD FOR THE PLANNING BOARD TO GRANT ADDITIONAL TIME.

Voted 6-0 in favor of the motion.

2. **MARK & MARIA YOUNG FOR ACCUFAB CORP.:** (Rep. Carl Johnson and Erin Darrow, Engineer) Continuation of a public hearing for a proposed Site Plan to construct a 9,600 sq. ft. metal building for light manufacturing purposes with related site improvements, Tax Map S23, Lot 64C, Annalee Place and Reservoir Road, B & I District. Application accepted April 28, 2009.

The proposed Site Plan is for the purpose of constructing a 9,600 sq. ft. metal building to house an existing business, Accu-Fab Corp., a light fabrication use, with 2 additional units to be used as rental properties. It is a low impact, low parking type of business. This building would allow separating out some of the machines now used in a building next door. The building will be hooked up to municipal sewer and a dug well is proposed. The property is currently vacant with the exception of a shed. Accesses to the site are from Reservoir Road and Annalee Place. Driveway locations have been approved by the DPW Director. The wetlands on the property have been delineated by Nicole Roseberry from Ames Associates. The southwest portion of the property slopes gradually down towards the wetland. AccuFab is generally a 2-3 person operation and only 6,000 sq. ft. of the proposed building would be occupied by AccuFab generating the need for only 3 or 4 parking spaces with only occasional deliveries. There would be a note on the plan that the other portions of the building to be occupied would be limited to the low intensity type uses that wouldn't generate a lot of parking so we're showing about 18-22 spaces on the lot. Erin Darrow reported on the grading and drainage elements. She also discussed the intent of the storm water management and drainage design to keep the flow of water in the general direction it currently flows. Storm water runoff is discharged in various locations to mimic existing hydrologic patterns as much as possible. The roof runoff will be diverted into a gutter and downspout system. This runoff is being split in half and discharged into two separate locations, each into a rain garden infiltration basin. There are 3 main points of discharge each into a rain garden before flowing into the wetland buffer. The applicant is incorporating as much low impact development infiltration techniques as possible which will utilize both landscaping and infiltration to help control and manage storm water. There will be minimal impact on any downstream property due to low impact development on this site. There is an

existing culvert on the site that will remain in place. The applicants use only water soluble lubricants, no outside storage of hazardous wastes are proposed. The storm water management and grading plan is designed for a 100-year storm event. No free-standing signs are proposed for this project.

Dever moved, Flanders seconded, MR. CHAIRMAN, I MOVE WE APPROVE THE PROPOSED SITE PLAN TO CONSTRUCT A 9,600 SQ. FT. METAL BUILDING FOR LIGHT MANUFACTURING WITH RELATED SITE IMPROVEMENTS, LOCATED AT ANNALEE PLACE AND RESERVOIR ROAD IN THE B & I DISTRICT, SUBJECT TO THE FOLLOWING CONDITIONS:

- (1) THE TWO RENTAL UNITS HAVE BEEN IDENTIFIED AS WAREHOUSE ON THE SITE PLAN; A CHANGE OF USE OF THE UNITS AS DETERMINED BY THE TENANT IS SUBJECT TO REVIEW BY THE CODE ENFORCEMENT OFFICER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- (2) SETBACKS SHALL BE NOTED AS 30' FRONT AND 25' SIDE AND REAR ON THE SITE PLAN.
- (3) SEWER FEES ARE REQUIRED PRIOR TO CONSTRUCTION.
- (4) DUE TO THE SITE BEING LOCATED IN THE WAUKEWAN WATERSHED, THE TYPE OF REGULATED CONTAMINANTS, STORAGE AND DISPOSAL SHALL BE ADDRESSED BY THE OWNER AND SUBMITTED TO THE TOWN FOR REVIEW. THE PLANS SHALL STATE "NO FLOOR DRAINS", HOWEVER, SHOULD THE BUILDING NEED A FLOOR DRAIN, A REVIEW IS REQUIRED BY THE WATER AND SEWER DEPARTMENT.
- (5) FINAL PLANS SHALL NOTE THE DRIVEWAY PERMITS REQUIRED FROM DPW.
- (6) PRIOR TO FINAL APPROVAL, A VERTICAL GRANITE CURB OR RAIL SHALL BE USED BEHIND THE 10 PARKING SPACES ALONG ANNALEE PLACE TO PREVENT CARS FROM GOING OVER THE RETAINING WALL.
- (7) PRIOR TO CERTIFICATE OF OCCUPANCY, A LETTER FROM THE ENGINEER CERTIFYING PROPER INSTALLATION OF RAIN GARDENS AND INFILTRATION SWALES IS REQUIRED.
- (8) THE FINAL PLANS SHALL INDICATE THE SIZE OF TREES TO BE PLANTED AND SHALL INCLUDE TEMPORARY VEGETATION PROTECTIVE FENCING BETWEEN THE AREAS OF GRADING AND NATIVE VEGETATION TO BE RETAINED.
- (9) CUT-OFF LIGHT FIXTURES ARE REQUIRED TO DIRECT LIGHT DOWNWARD AND SHALL BE NOTED ON THE PLAN.
- (10) PROPOSED FUEL SUPPLY TO BE LOCATED IN THE BUILDING.
- (11) NO OUTSIDE STORAGE OF SOLID WASTE.
- (12) PLANNING BOARD SHOULD RESERVE THE RIGHT TO REVIEW AND AMEND ANY APPROVAL AS PROVIDED FOR IN SITE PLAN REVIEW REGULATION NOS. 7 & 17.

Voted 6-0 in favor of the motion.

3. **MARK & MARIA YOUNG FOR ACCUFAB CORP.** – Architectural Design Review of a proposed 9,600 sq. ft. metal light manufacturing building, Tax Map S23, Lot 64C, Annalee Place and Reservoir Road, B & I District. Application accepted April 28, 2009.

The proposed 9,600 sq. ft. metal building will have light stone colored walls and an evergreen color roof as indicated in the Color Chart in file. In order to approve the application for Architectural Design Review, the Planning Board must find that the proposed design demonstrates substantial conformity with the general and specific criteria set forth in the ordinance

Bayard moved, Dever seconded, MR. CHAIRMAN, I MAKE A MOTION THAT WE APPROVE THE ARCHITECTURAL SPECIFICATIONS AS INDICATED IN THAT THEY ARE CONSISTENT WITH THE ARCHITECTURAL REGULATIONS AND THE PLANNING BOARD FINDS THAT THE PROPOSED DESIGN DEMONSTRATES SUBSTANTIAL CONFORMITY WITH THE GENERAL AND SPECIFIC CRITERIA SET FORTH IN THE ORDINANCE. Voted unanimously.

4. **KRISTEN B. MONTANA** – (Rep. Frank Yerkes) Proposed 3-lot subdivision of Tax Map U07, Lots 14 & 14A (5.06 ac., 5.08 ac. & 6.10 ac.), located at 1 Blueberry Hill Road, Meredith Neck. Application accepted on May 12, 2009.

The existing lots were reconfigured in 1996 and a new septic system was installed. Both lots remain in the same ownership. Three new lots are being proposed which meet the required 3-acre zoning and conform to soils and slopes. Utility services are located along Blueberry Hill Road. A 25' access and utility easement is required on Lot 14B for the benefit of Lot 14A. Draft language will be submitted for staff review. DPW suggested the driveway be aligned with the existing curb cut which will require a special exception from the ZBA. No further subdivision of 6-acre lot. Check with Code Enforcement to see if we can require the wells to be filled in if not being used.

Dever moved, Bayard seconded, MR. CHAIRMAN, I MOVE WE APPROVE THE PROPOSED 3-LOT SUBDIVISION FOR KRISTEN B. MONTANA, TAX MAP U07, LOTS 14 AND 14A, LOCATED ON BLUEBERRY HILL ROAD, IN THE MEREDITH NECK DISTRICT, SUBJECT TO THE FOLLOWING CONDITIONS:

- (1) THE FINAL PLAN SHALL INDICATE IF THE TWO EXISTING DUG WELLS SHOWN ON LOT 14A WILL BE DISCONTINUED OR IF THEY ARE CURRENTLY USED.
- (2) THE FINAL PLAN SHALL DEMONSTRATE POSSIBLE WELL AND SEPTIC LOCATIONS ON THE 2 VACANT LOTS.
- (3) A DRIVEWAY PERMIT FOR THE RECOMMENDED LOCATION IS REQUIRED FROM PUBLIC WORKS AND SHALL BE REFERENCED ON THE FINAL PLANS.

- (4) A SPECIAL EXCEPTION FOR THE BUFFER IMPACT TO THE WETLAND IS REQUIRED FOR THE DRIVEWAY AREA BEYOND THE EXISTING APRON.
- (5) THE FIRE CHIEF SHALL REVIEW AND APPROVE A PLAN NOTE WITH RESPECT TO EMERGENCY VEHICLE ACCESS.
- (6) DRAFT EASEMENT LANGUAGE FOR THE 25' ACCESS AND UTILITY EASEMENT ON LOT 14B FOR THE BENEFIT OF LOT 14A SHALL BE SUBMITTED FOR REVIEW. THERE SHOULD BE A PARTICULAR EMPHASIS TO THE MAINTENANCE AND USE OF THE DRIVEWAY. THIS COULD BE HANDLED ADMINISTRATIVELY.
- (7) THE FINAL PLAN SHALL DEPICT THE LIMITS OF THE 25' ACCESS AND UTILITY EASEMENT.
- (8) THE SURVEYOR OF RECORD SHALL PROVIDE WRITTEN EVIDENCE THAT ALL PINS HAVE BEEN SET PRIOR TO RECORDING THE MYLAR.
- (9) A NOTE ON THE FINAL PLAN SHALL INDICATE NO FURTHER SUBDIVISION IS ALLOWED.
- (10) THIS CONDITIONAL SUBDIVISION APPROVAL IS VALID FOR A PERIOD OF 24 MONTHS, AT WHICH TIME FINAL APPROVAL MUST BE OBTAINED OR A PUBLIC HEARING MUST BE HELD FOR THE PLANNING BOARD TO GRANT ADDITIONAL TIME.

5. **SAI FOR AT&T MOBILITY** (Rep. Peter DeMarco)

Bayard moved, Flanders seconded, MR. CHAIRMAN, I MOVE WE APPROVE THE SITE PLAN AMENDMENT FOR SAI FOR AT&T MOBILITY TO ADD A NEW ANTENNA TO AN EXISTING CELL TOWER, TAX MAP S17, LOT 17E, LOCATED AT 15 NORTHVIEW DRIVE, SUBJECT TO THE FOLLOWING CONDITIONS:

- (1) IN ACCORDANCE WITH THE WIRELESS TELECOMMUNICATION ORDINANCE, ARTICLE XVIII, SECTION 6.M., A SPECIAL EXCEPTION FROM THE ZBA IS REQUIRED FOR THE ADDITION OF ANY WIRELESS FACILITY INCLUDING CO-LOCATION OF ANTENNAS. THE SPECIAL EXCEPTION SHALL BE CROSS REFERENCED ON THE FINAL PLAN.
- (2) THE FINAL PLAN SHALL INCLUDE THE LOCATION OF TEMPORARY EROSION CONTROL AS WELL AS RESTORATION DETAILS FOR THE AREAS OF DISTURBANCE.
- (3) THE BUILDING LIGHT AT THE SHELTER ENTRANCE IS REQUIRED TO BE A CUTOFF LIGHT FIXTURE THAT DIRECTS LIGHT IN A DOWNWARD DIRECTION.
- (4) THE PLANNING BOARD RESERVES THE RIGHT TO REVIEW AND AMEND ANY APPROVAL AS PROVIDED FOR IN SITE PLAN REVIEW REGULATION NOS. 7 & 17.

Voted 6-0 in favor of the motion.

PRE-APPLICATION REVIEWS