

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

Sorell moved, Bayard seconded, THAT WE APPROVE THE MINUTES OF MAY 27, 2008, WITH ONE CORRECTION ON PAGE 4 AS NOTED BY KAHN. Voted unanimously.

APPLICATION SUBMISSIONS

1. **PAUL AND ELIZABETH EULER** – Proposed Site Plan to establish a home occupation in a detached garage, Tax Map S25, Lot 27G-2, located at the intersection of Wall Street and Waukegan Street in the Residential District.

This lot has a single-family dwelling and the applicants propose to build a garage and within the garage they are proposing to have 480 sq. ft. Home Occupation for Omni Signs. The application and abutters list are on file, filing fees have been paid and it is recommended the application for site plan approval be accepted as complete for purposes of proceeding to public hearing this evening.

Sorell moved, Flanders seconded, THAT WE ACCEPT THE APPLICATION OF PAUL AND ELIZABETH EULER TO ESTABLISH A HOME OCCUPATION. Voted unanimously.

PUBLIC HEARINGS

1. **PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE:** (Rep. David Crane) Public Hearing pursuant to RSA 231:158 to consider a PSNH proposal to perform the necessary cutting and trimming within the Town's ROW along scenic roads known as Edgerly School Road and Pinnacle Ridge Road.

What we're proposing is part of our normal maintenance cycle. We trim our lines about every 4-5 years and it has been about 8 years since we trimmed this part of our system. This is a fairly reliable part of our system so we don't typically have a lot of trouble on this line because the voltage is lower than most of our system. Most of the project in question falls within the Town of New Hampton but it does include 3 roads in Meredith, two of which are scenic roads, Edgerly School Road and Pinnacle Ridge Road. PSNH specifications typically call for removal of brush and limbs less than 4 inches in diameter within 8' to the side of our lines, 10' below our lines or 15' over our lines. That's to account for typical growth in New Hampshire over a 4-5 year period. The clearance over the lines obviously is to take into account the bowing of limbs and trees under heavy snow and ice load to make sure they don't contact wires when they do get weighted down with snow. We take down larger trees on a case-by-case basis if we find they are dead or diseased and threaten the lines. We only found one tree that we felt was a concern and that tree as designed by the statute 15" in circumference or larger.

There's one dead maple on Pinnacle Ridge Road which we would like to take down. Asplundh Tree Expert Company is the contractor that we've hired to do this work for us. We do require they contact every landowner who is going to be affected before any work is done. Those contacts have all been made and we have agreements with all landowners on what's to be cut with the exception of one customer on Pinnacle Ridge Road who right now is a little hesitant. I have a call in to him to try to work with him. He is the first property from the New Hampton line. He resides in Washington, D.C. so I don't think he's really had a chance to look at what we're talking about. I don't foresee a problem getting that worked out. Kahn – Wasn't the line moved away from the road onto Pinnacle Ridge Road a couple of years ago? I seem to remember a public hearing to relocate the line. Crane – Part of that road is served by NH Electric Co-op. Most of the poles out there are pretty old. I recall it was the section near the Sanbornton town line. Crane – That would be the Co-op's area. LaBrecque – I'd just like to direct the Board to pages 21-23 in your packets and you can see exactly where the work is taking place, pages 33-39 are some colored photos taken out in the field and you can see the lines do run through some of the branches. Per the statutory requirement the public hearing has to be noticed twice in a local newspaper and pursuant to RSA 231:158, a public hearing and consent from the Planning Board is required prior to cutting or removal of any trees on a scenic roadway. These are both scenic roadways and it only applies to trees that are 15" in circumference or greater. The scope of the work isn't major, there's only one dead tree being removed. Crane - The crews follow both State and Federal statutes and have cones out when they are working on corners and will have someone directing traffic. As Angela stated, these are low traffic roads and also low speed roads. Hearing closed at 7:11 p.m.

Kahn moved, Dever seconded, MR. CHAIRMAN, I MOVE WE APPROVE THE APPLICATION TO CUT AND TRIM ON EDGERLY SCHOOL ROAD AND PINNACLE RIDGE ROAD. Voted unanimously.

2. **PAUL AND ELIZABETH EUILER:**

Paul Euiler - We're proposing to build a 30' x 40' garage on our property which we plan to use as a home occupation and storage area. The plan is to move the driveway over and have one entrance instead of two; it would be shaped as a "Y" and would be centered in the middle of our property. This has been discussed with Public Works. We are within the limits as far as floor space for the business. We have discussed hooking up to the Town sewer with the W & S Department. The stub is right there pretty much where the building's going to be and it's feasible. There won't be any need for trucks to be out on the road unloading materials or whatever because we are downsizing the size of our business. We are taking out as few trees as we can to keep everything buffered. No dumpster is proposed. As far as the fuel supply, I will talk to the Fire Chief about that. We haven't decided what we're going to use yet. Vadney – Is your house going to be converted to the Town sewer as well. Euiler – Yes, I have to go to the State because the town

doesn't have the original records of our septic size because it is a 4-bedroom septic but the Town doesn't have a record of it. Preferably, I would like to tie the house in as well and that's probably what we'll do but if we don't have to do it or the money runs short, I want to do it right now but we are going to have it planned so down the road we can hook the house up to it as well. The water source will be from our well for the house and garage. Kahn asked the location of the sign. Beth Euler – (inaudible) LaBrecque – The property is located at 6 Wall Street. I'd like to direct your attention to Page 15 of your packet where you can see some building elevations as well as the floor plan. They are proposing to just use a corner of that garage for the home occupation in the 30' x 16' rectangle and that's 480 sq. ft. Home occupations are permitted in this District. The maximum amount of coverage allowed is 30% or 27,000 sq. ft. and as you can see on the site plan it's clearly under. The setbacks per the District are noted on the site plan. The proposed home occupation meets the 25% floor area ratio as required by the Zoning Ordinance. Prior to final approval, the Water & Sewer is required to sign off on final plans. A spill prevention and control plan for the storage and use of regulated contaminants is required prior to occupancy. If solvents are being used, I'm sure you have some protocol since you've been in business for a long time. Kahn – At the pre-application hearing, it was indicated they basically do truck lettering, job site signs and sign layouts, will there be trucks coming in to be lettered. Euler – Yes, basically what we do is pick up some 1 Tons so they will be inside the building. Kahn – There will be no outside storage? What are we going to do about paints, solvents, washing of trucks or anything like that? Euler – Customers have to wash their trucks before they bring them to us and we're basically a vinyl business so we do very minimal with paints and solvents. We don't use solvents. Euler – It's computerized lettering so its vinyl application. LaBrecque – I would also like to note its recommended a note be added to the final plans that states no floor drains as it is located in the Waukegan Watershed and it's a very sensitive area. Vadney – Is there any size to your delivery trucks? Euler – The vinyl usually comes in a small 1-Ton truck once a week or once every 2 weeks or UPS. Richard Juve asked the location of the sign. Kahn – It's basically at the end of the driveway on their property. Vadney – Do you do small stuff with paint? Euler – We're not building the big Holiday Inn signs like we used to do so basically its background paint and pretty much all water based which is the standard.

Dever moved, Sorell seconded, MR. CHAIRMAN, I MOVE THAT WE CONDITIONALLY APPROVE THE PROPOSED SITE PLAN TO ESTABLISH A HOME OCCUPATION IN A DETACHED GARAGE, ON TAX MAP S25, LOT 27G-2, LOCATED AT THE INTERSECTION OF WALL STREET AND WAUKEGAN STREET IN THE RESIDENTIAL DISTRICT, SUBJECT TO THE FOLLOWING CONDITIONS:

(1) THE FINAL PLANS SHALL INDICATE FLOOR DRAINS ARE NOT PERMITTED.

- (2) SIGNOFF FROM THE WATER AND SEWER DEPARTMENT IS REQUIRED PRIOR TO FINAL APPROVAL.
- (3) A SPILL PREVENTION AND CONTROL PLAN FOR THE STORAGE AND USE OF REGULATED CONTAMINANTS IS REQUIRED PRIOR TO OCCUPANCY.
- (4) A DRIVEWAY PERMIT SHALL BE REFERENCED ON THE SITE PLAN PRIOR TO FINAL APPROVAL.
- (5) ACCESS TO THE GARAGE BY DELIVERY TRUCK SHOULD BE PLANNED IF APPLICABLE.
- (6) PRIOR TO FINAL APPROVAL, THE FIRE DEPARTMENT SHALL SIGN OFF ON THE LOCATION OF THE FUEL SOURCE.
- (7) NO OUTSIDE STORAGE OF MATERIALS IS ALLOWED.
- (8) FINAL PLANS SHALL SHOW THE LOCATION OF THE PROPOSED SIGN.
- (9) THE PLANNING BOARD RESERVES THE RIGHT TO REVIEW AND AMEND ANY APPROVAL AS PROVIDED FOR IN SITE PLAN REVIEW REGULATION NOS. 6 & 17.

Voted 6-0 in favor of the motion.

Vadney – The Board has long supported home occupations any way we can. It is incumbent on you to do as well as you can to keep the obviousness of it to a minimum.

Meeting adjourned at 7:25 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 _____.

William Bayard, Secretary