

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

Sorell moved, Touhey seconded, THAT WE APPROVE THE MINUTES OF JULY 27, 2010, AS PRESENTED. Voted unanimously.

APPLICATION SUBMISSIONS

1. **ALBERT AND DONNA DUCHARME** – Proposed Site Plan to erect and operate a Farm Stand on Snow Dragon Mountain Farm, Tax Map R30, Lot 4, located at 18 New Road in the Forestry Conservation District.

LaBrecque - This application is for site plan review to build a farm stand on a 160-acre lot to be used for agriculture as well as a dwelling. Site plan and abutters list are on file, application fees have been paid. A waiver request for several checklist items such as topography and utilities have been requested. Given the small scale of the project, the applicant wishes to waive several of those items outlined in their attached letter. It is recommended the application be accepted as complete for the purpose of proceeding to a public hearing this evening.

Touhey moved, Dever seconded, MR. CHAIRMAN, I MOVE WE ACCEPT THE APPLICATION OF ALBERT AND DONNA DUCHARME FOR A FARM STAND AND PROCEED TO PUBLIC HEARING THIS EVENING. Voted unanimously.

2. **JOHN E. MOULTON** – Proposed Major Subdivision of Tax Map S13, Lot 43, into two (2) lots (6.16 ac. and 10.61 ac.) located on Snell Road and NH Route 25 in the Residential District. (Acceptance Only)

LaBrecque - There is a potential for resubdivision therefore it's a major subdivision. The subdivision plan and application are on file. Filing fees have been paid. It is recommended the application be accepted as complete and a public hearing be scheduled on September 28, 2010.

Sorell moved, Dever seconded, MR. CHAIRMAN, I MOVE WE ACCEPT THE APPLICATION OF JOHN E. MOULTON AS COMPLETE AND SCHEDULE A PUBLIC HEARING ON SEPTEMBER 28, 2010. Voted unanimously.

3. **DAVID W. AND JOANNE L. PLUMMER** – Proposed Boundary Line Adjustment between Tax Map R08, Lots 21, 22 and 23, located on Meredith Center Road in the Residential and Meredith Center Commercial District.

LaBrecque - This is a basic Boundary Line Adjustment plan to basically dissolve one of the lots. Currently, there is a lot that doesn't have any road frontage with a driveway on that portion that isn't part of the lot. The BLA plan, application and

abutters list are in file. Application fees have been paid. I recommend application be accepted as complete for the purpose of proceeding to a public hearing this evening.

Sorell moved, Bayard seconded, MR. CHAIRMAN, I MOVE WE ACCEPT THE APPLICATION OF DAVID W. AND JOANNE L. PLUMMER AS COMPLETE AND PROCEED TO PUBLIC HEARING THIS EVENING. Voted unanimously.

4. **RICHARD COMSTOCK, INC.** – Proposed Site Plan Amendment to add a 50' x 60' addition to the rear of an existing industrial building, Tax Map S23, Lot 47, located at 24 Foundry Avenue in the B & I District.
5. **RICHARD COMSTOCK, INC.** – Architectural Design Review of a proposed 50' x 60' addition, Tax Map S23, Lot 47, located at 24 Foundry Avenue in the B & I District.

LaBrecque - The applications, checklist and abutter list are on file. Filing fees have been paid. Recommend applications for Site Plan and Architectural Design Review be accepted as complete for purposes of proceeding to public hearing this evening.

Touhey moved, Bayard seconded, MR. CHAIRMAN, I MOVE WE ACCEPT THE APPLICATIONS OF RICHARD COMSTOCK, INC., FOR A SITE PLAN AMENDMENT AND ARCHITECTURAL DESIGN REVIEW AND PROCEED TO PUBLIC HEARING THIS EVENING. Voted unanimously.

PUBLIC HEARINGS

1. **DOUGLAS B. AND LESLYEE F. FREDERICK:** (Rep. Carl Johnson) Proposed Major Subdivision of Tax Map S23, Lot 104, into two lots (2.29 ac. and 5:00 a.c.), located at 194 Daniel Webster Highway in the Central Business District.

Johnson –This proposal is for a two-lot subdivision of the former Burlwood property on Route 3 in Meredith. We were here at the last meeting regarding Phase I which was the site plan aspect of the development and Mr. Frederick has received approval from this Board for a museum, specifically for his use, an antique police motorcycle museum. The Board gave some flexibility so we could have it as some other type of museum down the road should we see fit. This is the second part of the development which is the creation of the second lot located to the south of the first lot and we did have a little bit of discussion about that plan. Basically, the property slopes gently from east to west and we're proposing a common driveway for the property because the entranceway for the museum is of sufficient width to accommodate the traffic coming off Route 3 coming down to an easement which would travel across the front of Lot 1 to access the development in Lot 2. At this time there are no plans to develop that lot. It is a commercially zoned lot, it could be developed residentially or commercially. Should it be developed commercially which is the more likely of the two, you would see the plan come before you as a Site Plan and all the details of that lot would be presented at that time. Essentially,

we're dealing only with the subdivision application and we have a test pit and a well shown. We did apply to the DOT to revise the driveway and they have amended their permit in the file. The state does not issue a blanket driveway permit for this second lot. It would be subject to additional revision depending on the nature of the development. Because of the sight distance and the adequate nature, it would be accommodating for most developments but not all developments so the state reserves the right to amend their driveway permit depending on the extent of the development on the second lot. There aren't too many other issues to discuss in terms of the lot sizing, it meets the requirements, and setbacks are shown on the plan. We have a solid test pit and a well radius. I have amended the access easement on recommendation from Angela and made it 5' wider to keep it away from the ditch on the bottom of the banking based on the staff review. LaBrecque – Lot 1 and 2 do meet the minimum density requirements per the Central Business District. Soils and slope calculations were done for Lot 2 assuming the worst case soil scenario for the existing slope and wetlands on the site and it met that criteria should there be a septic system installed on there. Lot 1 is on municipal utilities already. Setbacks are noted on the plan and the wetlands were mapped by Nicole from Ames Associates. They are noted on the plan. There are setbacks for one and some are exempt due to their size. Carl did make the easement a little bit wider based on a comment made when we looked over the plan.

Touhey moved, Bayard seconded, MR. CHAIRMAN, I MOVE WE CONDITIONALLY APPROVE THE TWO-LOT SUBDIVISION SUBMITTED BY DOUGLAS & LESLYEE FREDERICK ON MAP S23, LOT 104, LOCATED AT 194 DANIEL WEBSTER HIGHWAY, SUBJECT TO THE FOLLOWING CONDITIONS:

- (1) AN ACCESS EASEMENT OVER LOT 1 FOR THE BENEFIT OF LOT 2 BE SUBMITTED FOR STAFF TO REVIEW AND APPROVE.
- (2) AN AMENDED DRIVEWAY PERMIT FROM NH DOT WILL BE REQUIRED FOR ANY FUTURE USE ON LOT 2.
- (3) THE SURVEYOR OF RECORD SHALL PROVIDE WRITTEN EVIDENCE THAT ALL PINS HAVE BEEN SET PRIOR TO RECORDING THE MYLAR.
- (4) 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 7-0 in favor of the motion.

2. **ALBERT AND DONNA DUCHARME:** (Albert Ducharme Rep.)

Albert Ducharme – We are proposing to erect a farm stand on New Road and the farm stand and the parking for it will be located entirely on 18 New Road. The farm stand is operating now. There was a miscommunication with Bill Edney so we have a temporary waiver to keep operating. We are currently operating out of a 20' x 20' tent top. We plan to finish out the year with that and when we erect a farm stand it would probably be no bigger than 24' x 28' and enclosed on 3 sides depending on how late in the season it actually ends up going. LaBrecque – I'd

like to draw your attention to Pg. 14 which is the proposed site plan. There is also a description of the farm stand. They have been growing produce for approximately 3 years. Their hours of operation are Wednesday 1- 6 and Saturday 10-3. The proposed parking lot will hold 15-20 cars. This property is in the Forestry/Conservation District and agriculture is a use consistent with that district. The proposed use is a farm stand which is permitted in the district. Lot coverage is well under what is permitted by the district. It does meet setbacks. No utilities are proposed for the farm stand. Everything is powered by solar on the site. If there should be power provided to the farm stand, it would also be solar generated. A new driveway permit would not be necessary per Mike Faller of DPW. The Board should reserve the right to review and amend. Public Hearing closed at

Dever moved, Bayard seconded, MR. CHAIRMAN, I MOVE IN THE CASE OF ALBERT AND DONNA DUCHARME ON MAP R30, LOT 4, LOCATED AT 18 NEW ROAD IN THE FORESTRY AND CONSERVATION DISTRICT THAT WE APPROVE THEIR PLAN FOR A FARM STAND ON THEIR 160-ACRE LOT AND WE RESERVE THE RIGHT TO REVIEW AND AMEND ANY APPROVAL AS PROVIDED FOR IN SITE PLAN REVIEW REGULATION NOS. 7 & 17.

3. **TERRY GRAHAM D/B/A DOCKS UNLIMITED FOR EAGLE ENTERPRISES**
Continuation of a public hearing held on July 27, 2010, for a Site Plan Amendment to create office, storage, light fabrication and define "display areas", Tax Map S19, Lot 9, located at 45 Daniel Webster Highway, #2 in the Commercial-Route 3 South District. (TO BE CONTINUED)

Dever moved, Sorell seconded, MR. CHAIRMAN, I MOVE WE CONTINUE THE HEARING FOR TERRY GRAHAM D/B/A DOCKS UNLIMITED FOR EAGLE ENTERPRISES BE CONTINUED TO A DATE SPECIFIC, SEPTEMBER 28, 2010.

4. **BRUCE VAAL** – Proposed revision to previous subdivision approval dated May 12, 2009 to allow a phased development with the following division: Phase 1 –Lots 1-4 and 10-11; Phase 2 – Lots 5-9, Tax Map R07 – 49 & 50 in the Residential District.

LaBrecque – Bruce submitted a written request that the application be withdrawn. It was just to phase his approval and after thinking it over he decided to just move forward with what was approved and not do a phased approach so I recommend his request be approved.

Kahn moved, Sorell seconded, THAT WE ACCEPT THE WITHDRAWAL REQUEST WITHOUT PREJUDICE. Voted unanimously.

5. **DAVID W. AND JOANNE L. PLUMMER:**

Johnson – This is a proposed Boundary Line Adjustment. It really is an unsubdivision of land. We're starting with 3 lots and with approval from this Board, we'll end up with 2 lots. Currently, just before the Meredith Center Coop., there is a

Small parcel of land that was owned by the Stafford family for many years and it always was believed by the owners that there was the original and then a portion of land added to it to get to the road. We determined that to be true but the old road they got to was the old grist mill. The former road to the grist mill was abandoned several years ago so actually the parcel never gets to Meredith Center Road which was constructed circa 1937. I suggested Mr. Plummer approach the Coop and ask if they are interested in selling it. One of the things would be to take all of the land west of the brook and merge it with the existing land of the Coop and then have all of the land to the east of the brook conveyed to him with a deed and merge it. The deed language would be important not to create orphan parcels here but this parcel B which you see on your plan would be merged with the existing Plummer lot and the remaining piece would simply be merged with the Coop. The Coop would get a little bit bigger and the Plummer lot would get a lot bigger. This would give by title clear access to Meredith Center Road for the Plummer property. It would give frontage on Meredith Center Road in abundance and they would continue to use the driveway that is there and been in use for many years.

Dever moved, Touhey seconded, MR. CHAIRMAN, I MOVE IN THE CASE OF DAVID AND JOANNE PLUMMER FOR A BOUNDARY LINE ADJUSTMENT ON MAP R08, LOTS 21, 22 AND 23, LOCATED ON MEREDITH CENTER ROAD IN THE RESIDENTIAL AND MEREDITH CENTER-COMMERCIAL DISTRICTS THAT WE APPROVE THE BLA AND THE APPLICANT SHALL PROVIDE A DRAFT CONVEYANCE DEED FOR STAFF TO REVIEW. THE EXECUTED DEED SHALL BE RECORDED WITH THE MYLAR AND THE APPLICANT SHALL VERIFY IN WRITING WHETHER THERE EXISTS A MORTGAGE ON LOT 22 AND IF THERE IS A MORTGAGE, THERE SHALL BE A SATISFACTORY RELEASE RECORDED WITH THE CONVEYANCE DEED AND THE SURVEYOR OF RECORD SHALL PROVIDE WRITTEN EVIDENCE THAT THE PINS HAVE BEEN SET PRIOR TO RECORDING THE MYLAR. Voted 7-0 in favor of the motion.

RICHARD COMSTOCK, INC.: (Rep. Carl Johnson)

Johnson – This is an amendment to a previously approved site plan to construct an addition to an existing industrial building located on Foundry Avenue in the B & I District. This building has been operated by the Mr. Comstock for several years. His main facility is located across the street. Foundry Avenue goes down to a cul-de-sac at the end so it is not highly visible to the public. There will be no difference in the lot coverage because this area behind the building was previously gravel surfaced so coverage remains at 48%, 75% is allowed by the zone. There is a drainage swale that goes down the side of the building and cuts across the side of the new building. The pitch in the area will be revised so it will go around the new building. Most of that area is at grade so this will not be an issue. The building is at grade so there will be no alteration of terrain with the exception of relocating this ditch. There is currently light fabrication taking place in the building and there are 3 employees so parking is really not an issue. If the lot were sold and there was a change of use that is significantly different, it would have to come

before the Board for site plan review. It would be important to Mr. Comstock to carry on the type of fabrication he has in there. In terms of the site plan, there aren't any major issues. Paul Fluet designed the drainage structure that's in the back and Angela would like to have that structure shown on the plan. We will take a few shots on that drainage structure to show the general location of it. That's something we could do under an amendment and hopefully handle it at the staff level. There's no signage and none is being proposed. The fuel supply information will be added to the plan. There is an electric utility that comes from the telephone pole that services the building from the front. The dumpster located at the front of the property will be relocated to the rear. That will be handled prior to the C.O. The building is a Morton style that was approved previously by the Board and the addition will be in keeping with what's there. The buildings in the area are similar to what is being proposed and not unlike the general character of the neighborhood. LaBrecque - Light fabrication is permitted in the district. Setbacks are shown on the plan. Coverage isn't changing. Paul Fluet designed the drainage and storm water management plan and when I visited the site, it appears everything was installed per the plan. Redirecting the drainage ditch around the corner of the building would be sufficient. A note to the existence of that retention basin or maybe referencing Paul's plan would be adequate, I don't think you have to go out there and survey it, it was installed per the plan already. Maintenance of the storm water management facility is essential to ensure they continue functioning appropriately. I know previously at the site across the street Paul did a visit and recommended some maintenance so I thought maybe the owner would consider doing that here to make sure everything was operating properly. Parking calculations are shown on the plan. A total of 32 spaces are required given the parking ratio that's in our site plan regulations and 11 are being provided. With the 14 previously waived, an additional 7 spaces are required from the Board this evening. Touhey - We say nothing here about remediation being done if necessary. Public Hearing closed at 7:54 p.m.

Dever moved, Touhey seconded, MR. CHAIRMAN, I MOVE IN THE CASE OF RICHARD COMSTOCK, INC., LOCATED AT MAP S23, LOT 47, THAT WE APPROVE THE SITE PLAN AMENDMENT TO ADD AN ADDITION TO THE EXISTING STRUCTURE SUBJECT TO THE FOLLOWING CONDITIONS:

- (1) THE DRAINAGE SWALE AT THE REAR CORNER OF THE NEW STRUCTURE BE RELOCATED TO CONTINUE DIRECTING WATER INTO THE INFILTRATION POND IN THE REAR.
- (2) THE INFILTRATION POND SHALL BE SHOWN ON THE FINAL PLAN AND EVALUATED AS TO WHETHER ANY MAINTENANCE IS REQUIRED AND THE ORIGINAL DRAINAGE DESIGN ENGINEER SHOULD VISIT THE SITE TO INSPECT AND RECOMMEND ANY MAINTENANCE, CLEANING OR ANY OTHER ACTIVITIES THAT NEED TO BE DONE.
- (3) THE PARKING WAIVER BE GRANTED FOR AN ADDITIONAL 7 SPACES.

(4) THE FINAL PLANS SHALL SHOW THE LOCATION, TYPE AND SIZE OF FUEL SUPPLY. THIS FUEL SUPPLY LOCATION SHALL BE APPROVED BY THE FIRE CHIEF.

(5) THE DUMPSTER SHALL BE MOVED TO THE REAR OF THE SITE AS SHOWN ON THE SITE PLAN.

(6) THE PLANNING BOARD RESERVES THE RIGHT TO REVIEW AND AMEND ANY APPROVAL AS PROVIDED FOR IN SITE PLAN REVIEW REGULATION NOS. 7 AND 17. Voted 7-0 in favor of the motion.

Touhey moved, Dever seconded, MR. CHAIRMAN, I MOVE IN REGARD TO RICHARD COMSTOCK, INC., THIS BOARD HAS DETERMINED THAT THE

PROPOSED ARCHITECTURAL DESIGN DOES MATCH THE EXISTING BUILDING AND THE SITE IS LOCATED IN A B & I DISTRICT ON A ROAD WITH ALL INDUSTRIAL TYPES OF USES AND NO THRU TRAFFIC. THE BUILDING IS STEEL WITH A GARAGE BAY AND ENTRANCE AND DOES MEET OUR ARCHITECTURAL DESIGN REVIEW. Voted unanimously.

PRE-APPLICATION REVIEWS

1. CARL R. JOHNSON, JR., LLS FOR NEW ENGLAND HERITAGE PROPERTY HOLDINGS, INC.

Johnson – I am here to brief the Board with a conceptual subdivision of a property on Powers Road, the former Kattar property. There are two pieces to the property, one a 27-acre piece between Powers Road and Lake Winnepesaukee and a larger piece that is on the southerly side of Powers Road which at this time is not going to be part of the subdivision application. There has been a lot of work done on this property, topography, wetlands delineation, soils delineation to try to determine the development potential of the property and there have been several different schemes proposed. One of which was a cluster style which would incorporate both properties with a potential for 12-14 cluster units. That involves a lot of infrastructure, road building, utilities and a lot of speculative building. The current owners of the property are investigating a 3-lot lakefront subdivision with the potential for a 4th lot which would not have lake frontage. Essentially, you would keep one of the lots around the existing home. The existing home on the property has an in the water boathouse and there would be two other lots with about 150' of frontage. There is about 600' of frontage on this property so you can easily get the 3 lakefront lots. We would probably come from the north 150' create a lot and another 150' and create a lot and have the remainder go along with the existing house. You would have to create a line that was at least the setback distance from the boathouse. The state does require that the boathouse be a specific distance from that line. There is a fairly limited area on the middle lot but there is sufficient size because you can count the buffer area within the wetland as countable area for lot sizing, you just can't build in it so there's a limited buildable area there but

sufficient for a substantial home, garage, yard and so forth and it would be accessed by its own driveway coming off Powers Road. One of other lots would be a larger lot and it would require a State of NH wetlands impact application to cross the wetland as well as a Town of Meredith Zoning Board special exception to cross that wetland. For the driveway accessing the middle lot, it would require only a special exception to have a portion of the driveway within the buffer area and because of the slope in that area, there's not much danger to affecting the resource. To get access from this large buildable box on the northerly lot, you would have to have an application before the state and the town to have a footpath because the footpath would have to cross the wetland to get to the lake. This back lot is simply a nice non-lakefront lot, there is substantial buildable area for the lot and plenty of acceptable soil types to meet the lot sizing so when we conduct the test pits to get the final lot size calculations, we'll each of the lots meeting the minimum lot sizing calculations, meeting the 4:1 ratio from the lake up to the road. We may just use the worst case scenario but there has been sufficient soils work done so we may be able to actually show you the lot calculations per the soil types. I don't feel we'll have any trouble coming up with 4 acceptable lots on 27 acres. The primary value on this property is the 3 lakefront lots. The primary lot would be the existing home and it has the postcard boathouse that sticks out on the lake and the other two lots is where the value would ride. We have all the applications to file with various Boards. We do not have test pit information necessary to finalize the lot line placement for the Board. It's all been accomplished so we have all the information to file an application by September 13th. We do need State subdivision approval because it is on the lake. Hopefully, we would not need subdivision approval for the back lot but we would need state subdivision approval for the 3 lots on the lake frontage. We have the State DES Wetlands Bureau applications for the wetland impacts as well as Town of Meredith Zoning Board applications for the special exceptions for the same. In terms of density, there's already one lot so we're only creating 3 lots. Vadney – Is the 4th lot one you're planning and if you don't get it, would you go with 3 lots? Johnson – Yes. Touhey – Are the wetlands reeds? Johnson - They are variable but are not canoe type wetlands. (Dever – inaudible) Vadney – It appears the walk from the house to the lake on Lot 3 is about 400'. LaBrecque – How much frontage? Johnson – 600'. LaBrecque – You would have 150', 150' and then the remainder. Are you considering a waterfront ROW for that lot? Probably not, only because when you grant a waterfront right over another person's property, it normally takes more value away from that lot than it adds to the new lot. We propose to submit these applications on the 13th of September. Chuck Braxton – Right now the lot is in the Shoreline Zone, if Lot 4 were created, would that be in the Meredith Neck Zone? Kahn – It is all shoreline. It will be treated as a non-waterfront lot. Discussion closed at 8:16 p.m.

2. HAMPSHIRE HOSPITALITY HOLDINGS: (Rep. Rusty McLear)

McLear – Our purpose is to enclose the carriage house, create a meeting room for vendor space, display space, exhibit area and breakout rooms. We have a great ballroom and a great group business but we are lacking space for people to break out for vendors so this will be an adjunct meeting room to the ballroom. It will not be used as a separate meeting room won't be adding any people, it will take care of the people who use the ballroom better and make us more competitive that way. I will stipulate for occupancy numbers, it will still be 300. We have 11 parking spaces in that carriage house. Those will be taken away, but there's space in front of the carriage house for 3 more spaces so we will build those. It will still be a net loss of 8 parking spaces. We have purchased a parking lot on Mill Street but we don't know how many cars it will take for regular parking but we are going to start next year with valet parking. For every group we have, there will be valet parking and that's where we'll start the valet parking and we think it will hold 40-45 cars. We will still have the drive thru and the meeting room and we are enclosing this to make a larger foyer area. We will be making the drive-thru a little more elegant. Fire trucks will still be able to get through. Vadney – I'm concerned about circulation for delivery trucks. McLear - Deliveries are mostly in the morning and the delivery door will be moved to the side a little bit further back. The square footage is about 1800 sq. ft. Bayard – Will the view be shrunk a little bit? No, the drive-thru will remain the same size. The area is under the dining room. This plane is already there. We will be filling the arches in with glass and making a room in there. Brothers – We are losing a net of about 8 spaces. There is also a request for a crosswalk over to Mill Street that's been submitted. Were there exceptions made to required parking at the time of construction? McLear – 210 spaces were required and we have 171. Employees are parking on Mill Street. When there's a local event, it gets really crowded and that's when the valet parking comes in. Brothers – The statement on the valet parking, could that also be made as a condition. McLear – I'm offering that as part of the deal. We've had a valet company come and talk with us and we are hiring them next year. We are planning to make our application for the September meeting. As an FYI, we have purchased the Biddiscombe property at the south end of Church Landing. Angela and the guys from town have been out to walk and look at the ideas we have. At some point before winter, I would like to invite the Board out for a site tour. Discussion closed at 8:35 p.m.

Vadney - We had a question come to us from the Old Lamp Shop on Main Street on whether or not it would be necessary for a public hearing to be held before the Board regarding some changes. Is there a reason to have a ph for the Board to review? At first I didn't think so. LaBrecque – The actual change to the site plan is minimal. They still have a covered porch, they still have the 4 parking places and they still have the brick walk connecting to Mills Falls and Emery and Garrett's walkway. The building had a larger footprint, then it stepped up to a smaller second floor and an even lofty kind of 3rd floor. They have quite an extensive design for a foundation because they have to straddle the pen stock and this thing

has escalated to a point where he says he needs to have a larger building. He needs to take the footprint of that first floor and build it all the way up. Vadney – He came to us with 3,816 sq. ft. and now he wants to do 6,140 sq. ft.. It's about a 40% increase even though the footprint doesn't change. We had waived most of the parking because it's on Main Street. Vadney - I think the site plan itself is at risk here, as well as the architectural.

Meeting adjourned at 8:39 p.m.

Respectfully submitted,

Mary Lee Harvey, Adm. Assistant
Community Development Dept.

The above Minutes were read and approved at a regular meeting of the Meredith Planning Board held on 9/28/10.

s/A. William Bayard
A. William Bayard, Secretary